

DOWNTOWN DEVELOPMENT (DT) ZONING DISTRICT **City of Lowell, Arkansas**

Draft (for review and comment only)

Revised for August 21-22, 2006 public meetings

Chapter 8. LAND DEVELOPMENT CODE

ARTICLE III. ZONING

DIVISION 3. DISTRICT REGULATIONS

Sec. 8-215. DT downtown development district.

- (a) **Intent:** The City of Lowell seeks to create a unique, “hometown” feeling in the form of a special Downtown Development (DT) District. The intent of this Section is to provide development standards for high quality mixed-use, primarily civic, retail, office and residential, development that is consistent with the Comprehensive Plan, and that is beneficial and complementary to the City in terms of visual image and pedestrian-orientation.
- (b) **Purpose:** The purpose of this zoning district is to provide a lively, civic-based “focal point” for the City that attracts citizens, visitors and inhabitants of surrounding areas to Lowell’s original business area. The development standards of this district are intended to ensure that any development that occurs within the area designated for the Lowell DT District promulgates this purpose and design intent, and occurs such that a diverse mixture of uses results including the following:
- The City’s center of governance (including City Hall, emergency and public safety facilities, civic center, social services, etc.);
 - Leisure uses (including public park/plaza areas) and outside social gathering places (including private and semi-public courtyards, patios, etc.);
 - Educational uses (including the elementary school, and other small private educational venues);
 - Office uses (including medical offices, professional service offices, small business “incubator” offices, etc.);
 - Upscale small-scale retail shops, boutiques, gourmet/specialty foods, sit-down restaurants and cafés with outdoor dining patios, a small indoor marketplace or “mini-mall”, etc.;
 - Artists’ studios, galleries, etc.;
 - Small-scale personal service uses (including hair/barber salons, florists, dry cleaners shops, etc.;

- Small-scale business service uses (including copy shops, mail centers, office supplies, etc.);
- Limited higher density residential uses (including upper floor “loft” apartments, small-scale townhome complexes, small-scale elder-care and assisted living facilities, etc.);
- Cart/street vendors during special events (with appropriate City permits);
- Limited, small-scale indoor-only entertainment uses (including a small dinner theater/playhouse, youth entertainment facility, sports/fitness club, etc.); and
- Connective pedestrian features linking the various portions of the DT District, including both east and west sides of the railroad tracks.

(c) **DT zoning district boundaries:** The DT District shall include all properties located within the area identified on the map attached *[to the ordinance from which this section derives]* as Exhibit “A”.

(d) **Application of DT District regulations and standards.** The regulations and standards contained herein shall apply (except as provided in Subsection (1) below) to all properties (including but not limited to new development, redevelopment and expansions of existing developments that are initiated after the effective date of this Section) located within the DT District boundaries, as provided above. The DT District regulations and standards shall be interpreted as attempting to create a positive, cohesive and attractive “look and feel” set of regulations for developments within the District, and all developments shall not only comply with these regulations but shall also comply, to the greatest extent possible, with the guidelines and design concepts for the Downtown area as set forth in the City’s Comprehensive Plan, as amended, and as attached *[to the ordinance from which this section derives]* as Exhibit “E”.

(1) Relocation of Historic Structures into the DT District. A special exception(s) from any of the regulations and standards of the DT District may be granted (see Subsection 8-215.(g) for procedures for review/approval of special exceptions) for a bona fide historic structure that is relocated into the DT District provided that such structure is used in accordance with the Schedule of Allowed Uses (Exhibit “C”), and provided that such structure is rehabilitated and brought into conformance with City Codes that are applicable to occupancy of such structure.

(e) **Applicability/relationship to other zoning requirements, and to the major corridors Design Overlay District.** The regulations and standards set forth in the DT District shall be superimposed over, and shall supersede in any case where more restrictive, any applicable regulations and standards of the City’s zoning regulations including the major corridors Design Overlay District (Section 8-213 of the City’s Code) within the portions of the DT District that are north of East Monroe Avenue, south of McClure Avenue, and east of the first tier of lots fronting onto U.S. 71B (i.e., beyond 150 feet east of the U.S. 71B eastern right-of-way line), as shown on the map attached *[to the ordinance from which this section derives]* as Exhibit “B”.

(f) **Development review and approval processes.** The development review and approval process for any property or development project, regardless of size, located within the DT District shall be the same as for a large scale development, as set forth in Section 8-126 of

the City's Code, except that the requirements in Subsection 8-126(g) (i.e., landscape requirements for large scale development) shall be superseded by the landscaping requirements in this Section (i.e., the DT District). All other requirements for review and approval of any property within the DT District shall apply, with the following additional requirements:

- (1) Prior to formal application for approval of any sketch plan, plat or site plan package, the applicant(s) shall request and attend a pre-application conference with the City's development review team (which shall include, but not be limited to, the City's planner, the City's engineer, the City's public works director, and any other pertinent City officials as deemed appropriate) in order to become familiar with the City's DT District development regulations and the development review/approval process. At the pre-application conference, the developer may be represented by his/her land planner, engineer and/or surveyor.
- (2) Submission, City review, and Planning Commission approval of a sketch plan shall be required for any property or development project, regardless of size, located within the DT District, as set forth in Section 8-404(2) of the City's Code. The sketch plan shall show/include all of the information required for a sketch plan as set forth in Section 8-404(2) of the City's Code, as well as the following additional information:
 - a. Traffic circulation pathways within the site (i.e., not on public streets);
 - b. Cross-access between building sites and parking areas;
 - c. Locations of all proposed driveways;
 - d. Distances to any nearby residential areas;
 - e. Conceptual (i.e., preliminary) building design elevations, features, colors, signage, etc.;
 - f. Visibility/sight easements at all driveways and street intersections;
 - g. Open space areas, including public spaces, public amenities and area focal points;
 - h. Pedestrian circulation pathways/trails (showing connection between uses/buildings, special areas, etc.);
 - i. Building orientation and size/scale;
 - j. Elements used to buffer nonresidential development from nearby residential neighborhoods; and
 - k. Any other pertinent design information that might help ensure compatibility with the "look and feel" of the DT District.
- (3) Additional architectural design plans and information shall be submitted (including, but not limited to, full sets of dimensioned and labeled exterior building elevations, details, sample boards and color renderings) along with (i.e., at the same time as) the site plan package (as set forth in Section 8-126 of the City's Code) to verify compliance with the DT District's "look and feel" aesthetic standards herein, including visual and aesthetic

compatibility with other buildings within the District. The exterior building elevations shall be approved by the Planning Commission along with the site plan package.

- (4) Full engineering/construction plans for utilities, storm drainage, street and alley and sidewalk paving, screening devices, landscaping and irrigation system installation, and any other required site improvements shall be submitted along with (i.e., at the same time as) the site plan package (as set forth in Section 8-126 of the City's Code). Such submission of engineering/construction plans shall be in accordance with the timing and procedures set forth for platting property in Section 8-404 (subdivision regulations) of the City's Code, and shall be approved by the City prior to commencement of any construction on the property. All required improvements shall be completely installed prior to submission and approval of the final recording plat, as set forth in Section 8-404(5)f of the City's Code.
- (5) All properties within the DT District shall be properly platted and filed of record, in accordance with Section 8-421 of the City's Code, prior to issuance of any building permit, utility connection, or certificate of occupancy for any structure within the District.

(g) **Special exceptions to specific DT District regulations/standards.** At the time of review and approval of the site plan package for a development within the DT District, the Planning Commission may, at its discretion, grant special exceptions to any specific development regulations or standards as set forth herein under the following guidelines:

- (1) To receive a special exception to any specific development regulation or standard in the DT District, the applicant shall demonstrate, and the Planning Commission shall find that, granting the special exception will not be injurious to surrounding properties and developments, and it will not give any unfair competitive advantage over other similar properties and developments within the DT District. The applicant shall also demonstrate, and the Planning Commission shall find that, at least one of the following applies:
 - a. Granting a special exception would reduce the impact of the project upon surrounding residential or nonresidential properties;
 - b. Strict compliance with a specific development regulation or standard in this Section would significantly impair the architectural design, compatibility or creativity of the project (however, financial hardship shall not be the sole reason for granting the special exception); or
 - c. A special exception to a specific development regulation or standard in this Section is necessary to assure compatibility with surrounding developments and buildings, as well as harmonious design integration of the project into the overall DT District.
- (2) After receiving a recommendation from the City's technical review committee, the Planning Commission may, at its discretion, grant a special exception by an affirmative vote of a majority of the full Planning Commission. In order to grant a special exception, the Planning Commission shall make the following determinations:
 - a. That a literal enforcement of the DT District regulations will create an unnecessary hardship or a practical difficulty for the applicant;

- b. That the situation causing the unnecessary hardship or practical difficulty is unique to the affected property and is not self-imposed;
 - c. That the special exception will not injure, and will be wholly compatible with, the uses and permitted development of adjacent properties; and
 - d. That the granting of the special exception will be in harmony with the spirit and purpose of the DT District, as set forth in the City's Comprehensive Plan and within this Section.
- (3) If a special exception is denied by the Planning Commission, then the site plan package shall either be approved subject to full compliance with all of the DT District regulations and standards as set forth herein, or shall be denied for noncompliance with such. Upon denial of any special exception, no other request for a special exception of like kind, and relating to the same project, shall be considered or acted upon by the Planning Commission for a period of six (6) months (i.e., 183 calendar days) subsequent to the denial.
- a. Denial of a special exception request by the Planning Commission may be appealed to the City Council, provided that such request for appeal is submitted to, and received by, the City's Planning Director within ten (10) calendar days following the date of the denial by the Planning Commission. The appeal request shall then be placed on the next available City Council agenda for consideration and action. If the appeal request is approved by at least three-quarters (3/4) of the members of the full City Council, then City Council will direct the Planning Commission to re-review and re-consider the site plan package with such Council-approved special exception in place at its next available Commission meeting.
- (4) Any special exception granted hereunder shall be specific to a particular regulation or standard of the DT District, and shall only be applicable to an eligible property within the boundaries of the DT District.
- (h) **Development regulations/standards not covered in the DT District.** Any specific development regulation or standard not specifically cited and covered within this Section shall be deemed to be defaulted to (i.e., covered by) that regulation or standard as it is applicable to a development within the R-O Residential Office District.
- (i) **Permitted uses within the DT District.** No land shall be used and no structure shall be erected for, converted to or used for any principal or accessory use other than such uses as are cited specifically herein on the schedule of uses attached *[to the ordinance from which this section derives]* as Exhibit "C".
- (1) Residential uses that are permitted within the DT District, as shown herein on the schedule of uses attached *[to the ordinance from which this section derives]* as Exhibit "C", shall be restricted to the second or third floor of a structure, unless otherwise approved as a use on appeal pursuant to the schedule of uses.
 - (2) All business operations and activities within the DT District shall be conducted entirely within an enclosed building, except for outside seating for restaurants and other social gathering places (if approved with the site plan package), and except for periodic

temporary display of seasonal items such as Christmas trees (see Section 8-215(m)(1)k below).

- (j) **Conditional uses within the DT District.** An applicant may request, and the Planning Commission may approve and authorize, a conditional use within the DT District, if such request is compatible and in character with other uses in the DT District and the surrounding area, and if such request is submitted, considered and approved in accordance with the provisions and procedures of Section 8-127 of the City's Code. The Planning Commission shall review such request, and it may, in its discretion, deny the request if it does not believe such proposed use is compatible with and favorable to the "look and feel" of the overall DT District.
- (k) **Uses on appeal within the DT District.** An applicant may request, and the Planning Commission may approve and authorize, an allowed use on appeal within the DT District, if such use is listed in the schedule of uses attached *[to the ordinance from which this section derives]* as Exhibit "C", if such request is compatible and in character with other uses in the DT District and the surrounding area, and if such request is submitted, considered and approved in accordance with the provisions and procedures of Section 8-129 of the City's Code. The Planning Commission shall review such request, and it may, in its discretion, deny the request if it does not believe such proposed use is compatible with and favorable to the "look and feel" of the overall DT District.
- (l) **Prohibited uses within the DT District.** The following uses shall be specifically prohibited within the DT District:
 - (1) Any structure erected, or land parcel used for, other than the uses specifically permitted within the DT District, as shown on the schedule of uses attached *[to the ordinance from which this section derives]* as Exhibit "C";
 - (2) Any use of property that does not conform with the required development and architectural standards as herein required in the DT District, except as may be allowed by special exception in accordance with Subsection 8-215(g) above;
 - (3) The storage, sales or distribution of any significant quantity of flammable or combustible liquids, except as may be necessary by the City of Lowell;
 - (4) Any use with drive-through, drive-up or drive-in facilities or windows, except as may be allowed as a conditional use in accordance with Section 8-215(j) above, or as may be allowed as a use on appeal in accordance with Section 8-215(k) above; and
 - (5) The outside storage of equipment, material or vehicles of any type, including abandoned and inoperable vehicles, which are not necessary to the uses permitted in the DT District.
- (m) **General development/architectural standards.** All uses, development sites and structures within the Lowell DT District shall ensure compatibility with and preservation of the character, integrity and "look and feel" design intent of adjacent and surrounding uses, development sites and structures within the District. All uses, development sites and structures shall also be sensitive to, and shall contribute toward, the preservation and

protection of nearby residential areas from possible negative impacts of development within the District. Special improvements and/or design modifications may be required by the Planning Commission, in its judgment and at its discretion, for any DT District development in order to mitigate or minimize DT District development related adverse impacts on adjacent and surrounding residential neighborhoods. The following development and architectural standards shall apply to all developments located within the Lowell DT District, unless otherwise provided. Compliance with the requirements of this Subsection 8-215(m) shall be a requirement for approval of any sketch plan, site plan, plat, construction plan, and/or other development request, unless a special exception to a specific requirement or standard(s) is granted in accordance with Subsection 8-215(g) above.

(1) Site design standards.

- a. Lot dimensions. The minimum dimensions of lots and building sites within the DT District shall be as follows:
 - 1. Lot area - five thousand (5,000) square feet, except twenty-five hundred (2,500) square feet for buildings that are attached with a common wall (and that comply with City building and fire codes) if approved by the Planning Commission on the site plan.
 - 2. Lot width and street frontage - fifty feet (50'), except twenty-five feet (25') for buildings that are attached with a common wall (and that comply with City building and fire codes) if approved by the Planning Commission on the site plan.
 - 3. Lot depth - one hundred feet (100'), unless otherwise specifically approved by the Planning Commission as a special exception during review and approval of the site plan package.
- b. Front yard setback. The minimum and maximum front yard setbacks along various street frontages within the DT District shall be as follows:
 - 1. U.S. 71B (limited to lots having direct frontage on U.S. 71B, and only to portions of these lots that are within 150 feet of the eastern U.S. 71B right-of-way line; i.e., the first 150 feet of the first tier of lots fronting onto U.S. 71B only) - same as the C-2 highway commercial district or the Highway Corridor Overlay District Standards, whichever is more restrictive.
 - 2. East Monroe Avenue, McClure Avenue, Johnson Avenue, and Presidential Street – a minimum setback of ten feet (10') and a maximum setback of fifteen feet (15'; building recesses, or interior courtyards, that are provided for outdoor café or entertainment seating may exceed the maximum setback of 15' provided that pedestrian-only access into the courtyard is through a “portal” or gateway and that the front façade of the building is maintained along the street’s predominant “solid” building plane) with no parking allowed between the street and the face of the building, or a minimum setback of twenty-five feet (25') if parking is allowed between the street and the face of the building with site plan approval.
 - 3. Lincoln Street, Jackson Street, and other DT District interior streets – a minimum setback of five feet (5') and a maximum setback of ten feet (10'; building recesses, or interior courtyards, that are provided for outdoor café or entertainment seating may exceed the maximum setback of 10' provided that

pedestrian-only access into the courtyard is through a “portal” or gateway and that the front façade of the building is maintained along the street’s predominant “solid” building plane) with no parking allowed between the street and the face of the building, or a minimum setback of twenty-five feet (25’) if parking is allowed between the street and the face of the building with site plan approval.

4. Any other street within the DT District not otherwise listed above - same as for the R-O residential-office district.
 5. For all front yards within the DT District - the front yard shall be open and unobstructed from a point thirty inches (30”) above ground level of the graded lot to the sky, except that living landscaping materials, street furniture and fixtures, planters, lighting fixtures, flagpoles, mailboxes, building architectural features (such as canopies, awnings, porches, balconies, overhangs, window sills, cornices, etc.), art objects, approved wall-mounted signs, and other similar features may extend up to an additional ten feet (10’) into the required front yard provided that such are approved on the site plan, and that they do not extend out into or interfere with necessary pedestrian pathways, visibility/sight easements, or public right-of-way.
- c. Side and rear yard setback. The minimum side and rear yard setbacks within the DT District shall be as follows:
1. Properties fronting along U.S. 71B (limited to lots having direct frontage on U.S. 71B, and only to portions of these lots that are within 150 feet of the eastern U.S. 71B right-of-way line; i.e., the first 150 feet of the first tier of lots fronting onto U.S. 71B only) - same as the C-2 highway commercial district or the Highway Corridor Overlay District Standards, whichever is more restrictive.
 2. All other properties within the DT District:
 - (a) Side or rear yard adjacent to a public street - same as the front yard setback, as set forth for each street frontage in Section 8-215.m(1)b above.
 - (b) Interior side or rear yard adjacent to another lot’s side or rear yard - none, provided that all applicable City building codes are adhered to, and provided that acceptable fire lane and fire hydrant coverage and circulation is provided around all portions of the building, as approved on the site plan and by the City’s Fire Chief.
 3. For all side and rear yards within the DT District - the side and rear yard shall be open and unobstructed from a point thirty inches (30”) above ground level of the graded lot to the sky, except that living landscaping materials, street furniture and fixtures, planters, lighting fixtures, flagpoles, mailboxes, building architectural features (such as canopies, awnings, porches, balconies, overhangs, window sills, cornices, etc.), art objects, approved wall-mounted signs, and other similar features may extend up to an additional five feet (5’) into the required side or rear yard provided that such are approved on the site plan, that they are in adherence to all City building and fire codes, and that they do not extend out into or interfere with necessary pedestrian pathways, visibility/sight easements, or public right-of-way.
- d. Lot coverage. The maximum lot coverage within the DT District shall be as follows:

1. Properties fronting along U.S. 71B - same as the C-2 highway commercial district.
 2. All other properties within the DT District - no maximum, provided that all applicable minimum site design standards are met (such as but not limited to front, side and rear yard setbacks, adequate parking for each use, required landscaping and pedestrian and streetscape features, etc.), and provided that each structure is in conformance with all applicable City building and fire codes.
- e. Parking requirements. Within the DT District, there shall be provided off-street parking space for all uses in accordance with Section 8-212 of the City's Code, unless otherwise provided below.
1. All off-street parking areas, except on-street parallel spaces as provided below, shall be located away from public streets and behind or to the side of the main structure(s) on the site, wherever possible. Placement of off-street parking in front of any main structure on any street frontage other than along U.S. 71B shall require a special exception, in accordance with Section 8-215(g) above, along with approval of the site plan package.
 2. Any off-street parking areas that are visible from any public right-of-way or any residential area shall be screened from view with landscaping elements (low decorative masonry walls and/or berms may also be used in combination with living materials, provided that any walls are architecturally compatible with masonry structures on-site and/or nearby) that will achieve a minimum height of forty-eight inches (48") within three years of planting or installation.
 3. All parking areas shall be designed and located so as not to impede the passage of vehicles including emergency, delivery and service vehicles.
 4. Parking shall be allowed only on surfaces that are paved in accordance with the following criteria:
 - (a) All on-street parking areas shall be paved in accordance with the City's paving requirements for public streets;
 - (b) All off-street parking areas (including vehicle parking/storage areas, driveways, access drive aisles, drive-through stacking/queue lanes, traffic circulation aisles, and other vehicular maneuvering areas) shall be constructed of a minimum of six-inch (6") thick, 3,000 psi concrete reinforced with No. 3 bars spaced twenty-four inches (24") on-center in both directions, and with a six-inch (6") lime stabilized sub-grade and with six-inch (6") concrete curbs (to protect landscaped areas, prevent cut-through traffic movements across vacant lots and turf areas, and to separate on-site vehicular and pedestrian circulation);
 - (c) The above paving standard for off-street parking areas only (Subsection (b) above) shall be used unless a geotechnical study, which is to be performed and paid for by/for the property owner for a specific development site, verifies that an alternative concrete thickness and/or psi rating will be adequate (i.e., for pavement longevity and durability) due to superior soil/topological characteristics that are intrinsic to the site (i.e., naturally occurring and not

introduced or manipulated by man), in which case the City may allow use of the alternative concrete thickness and/or psi rating upon favorable review/approval by the City's Engineer;

- (d) Paving within parking/traffic circulation areas that is associated with heavy vehicle access to a waste receptacle (i.e., dumpster), particularly in the approach area, shall be designed to withstand 10,000#/single-wheel loads in accordance with Illustration #1 shown in Appendix K.
5. All nonresidential uses and structures shall provide and maintain off-street facilities for receiving and loading merchandise, supplies and materials within a building or on the lot or tract. All drives and approaches shall provide adequate space and clearances to allow for the maneuvering of trucks off-street. Such off-street loading space may be adjacent to (but not any portion of) a public alley or private service drive, or it may consist of a truck berth within the structure, and off-street loading spaces may be shared among several adjacent structures/uses if so approved with the site plan package. All off-street loading and dock areas shall be located behind the main building(s), and shall be screened from view of U.S. 71B, East Monroe Avenue, McClure Avenue, Lincoln Street, Jackson Street and Johnson Avenue, and shall be screened as much as practical from view of any other interior street within the DT District. The minimum dimensions of a "regular" loading space shall be ten feet by thirty feet (10' x 30'), and a "large" loading space shall be at least ten feet by sixty-five feet (10' x 65'). Loading spaces or berths shall be provided in accordance with the following schedule, based upon the total square footage of the structure/use:

0 to 3,999 square feet:	0 spaces
4,000 to 9,999 square feet:	1 regular space
10,000 to 29,999 square feet:	1 regular space and 1 large space
30,000+ square feet:	2 regular spaces and 1 large space

- (a) All uses within the DT District shall be allowed to load and unload goods only between the hours of 7:00 a.m. and 10:00 p.m., including solid waste pickup service.
6. Existing parking areas that were already paved with asphalt or other non-conforming material on the effective date of this Section 8-215 shall be paved/reconstructed such that they are brought into full compliance with these paving requirements (i.e., concrete, etc.) within two (2) calendar years following the effective date of this Section 8-215 unless a true hardship exists and a special exception, in accordance with Subsection 8-215(g), is applied for and granted by the Planning Commission (or upon appeal to the City Council) before the two-year compliance period elapses. Failure to bring such nonconforming paving condition into full compliance within the two-year time frame outlined above shall be deemed a violation of this Section 8-215, and shall be subject to possible penalties set forth in City Ordinance No. 319 (adopted on March 10, 1992), as amended.
7. Each standard off-street surface parking space size shall be in accordance with the design standards as shown on Illustration 2 in Appendix K for space size and design. Specific parking space sizes, exclusive of aisles, driveways and maneuvering areas shall be in accordance with the following minimum sizes:

- (a) Standard - nine feet (9') by twenty feet (20'), except that an eighteen-foot (18') length is allowed provided that the parking space has a two-foot (2')

clear bumper overhang area that does not encroach upon a public right-of-way, a sidewalk of less than six feet (6') in width, or adjacent property.

- (b) Compact - eight feet (8') by sixteen feet (16'); must be clearly designated with appropriate signage and pavement markings, and shall not exceed ten percent (10%) the parking requirement for any building site or use.
 - (c) Parallel - eight feet (8') by twenty-two feet (22'); must be clearly striped with appropriate pavement markings.
8. All parking and loading spaces shall have a vehicle stopping device (e.g., curb, wheel stop, etc.) installed so as to prevent parking of motor vehicles in any required landscaped areas, to prevent vehicles from hitting buildings, to protect public and/or private utility structures/facilities, and to prevent parked vehicles from overhanging a public right-of-way line, public sidewalk, or adjacent private property. An extra-wide walkway on private property may be permitted so as to allow encroachment of vehicle overhang while maintaining an unobstructed four-foot (4') minimum walkway width. Parking shall not be permitted to encroach upon the public right-of-way in any case. All vehicle maneuvering shall take place on-site, and no public right-of-way shall be used for backing or maneuvering into or from a parking space (except for allowed on-street parking arrangements), or for circulation within the parking lot. All entrances into parking lots shall be at least twenty feet (20') from the beginning point of any street corner radius along U.S. 71B, East Monroe Avenue and McClure Avenue, and shall be at least ten feet (10') from the beginning point of any street corner radius along Lincoln Street, Jackson Street, Johnson Avenue, and any other interior street within the DT District. All entrances into parking lots shall be at least twenty feet (20') in width, unless otherwise specifically approved by the Planning Commission as a special exception during review and approval of the site plan package.
9. Parking space(s) for persons with disabilities and other associated provisions (e.g., clear and unobstructed pathways into building, crosswalks across parking lots, etc.) shall be provided according to City building and fire codes, State laws, and requirements of the Americans with Disabilities Act (ADA). Parking spaces for persons with disabilities shall be as close as possible to the main entrance of the building, and shall be appropriately and clearly marked.
10. Dead-end parking areas shall be avoided if possible. If dead-end parking is necessary, then it shall be designed such that it is no more than five (5) parking spaces deep unless adequate turnaround space is provided. A minimum five-foot (5') deep hammerhead back-up space shall be provided at the end of any dead-end parking area.
11. Shared parking may be allowed in the case of mixed uses (different buildings) under the following conditions:
- (a) Up to fifty percent (50%) of the parking spaces required for a theater or other place of evening entertainment (after 6:00 p.m.), or for a church, may be provided and used jointly by banks, offices, and similar uses not normally open, used, or operated during evening hours.

- (b) Shared parking must be on the same parking lot as at least one of the sharing uses.
 - (c) Reduction due to shared parking shall only be allowed if approved as such with the site plan package.
 - (d) To assure retention of the shared parking spaces, each property owner shall properly draw and execute an irrevocable mutual parking agreement document (using the City's standard form, available at City Hall – see Exhibit "I") expressing the same, shall file this agreement with the County, and shall provide a copy of the filed agreement to the City of Lowell prior to issuance of a certificate of occupancy for any use that relies upon the parking agreement.
12. On-street parallel and/or head-in parking arrangements may be approved by the Planning Commission with the site plan package only along the following street frontages:
- (a) Lincoln Street;
 - (b) Jackson Street;
 - (c) Johnson Avenue;
 - (d) Presidential Street; and
 - (e) Any other interior street within the DT District (i.e., interior to the area bounded by U.S. 71B, East Monroe Avenue, Lincoln Street, and McClure Avenue).

Any on-street parallel or head-in parking arrangement, or any nonconforming parking area not paved to these standards (see Subsection 8-215(m)(1)e.6 above) within the DT District that is at any time determined to be unsafe or a nuisance (such as blocking any property's access or visibility to the street, blocking pedestrian ways, creating pedestrian hazards, having potholes that create "birdbaths" with standing water or mud, creating a dust hazard or nuisance due to nonpaved surfaces, etc.) shall be corrected by the property owner who derives benefit from such parking arrangement (i.e., the parking spaces serve as required parking for that property owner or business) within a reasonable time frame following such determination. Other means of parking shall be arranged for by the property owner or business within a time period of six (6) months (i.e., 183 calendar days) following notice by the City of the unsafe or nuisance parking situation, either on-site or on a neighboring property that has excess parking capacity and in accordance with Section 8-212 of the City's Code and with all of the provisions of this Subsection 8-215(m)(1)e.

13. Temporary (i.e., short-term) parking for special events within the DT District that is expected to occur in locations that are not in conformance with this Section 8-215 (e.g., on unpaved surfaces, on the street, etc.) shall be submitted for approval by the City at least seven (7) calendar days prior to the special event, and approval of such anticipated parking situation shall be at the sole discretion of the City's Police Department, Fire Department, Street/Public Works Department, and Special Events Coordinator.

- f. Cross-access requirements. Cross-access easements shall be required for the joint use of neighboring uses within the DT District in order to minimize the number of driveway openings onto public streets within and adjacent to the District, particularly along U.S. 71B, East Monroe Avenue and McClure Avenue. The location(s) of all driveway opening(s) shall be shown and approved on the site plan, and shall be subject to approval by any other applicable entity (e.g., Arkansas State Highway & Transportation Department, etc.).
- g. Pedestrian access requirements. Pedestrian access shall be provided from the adjacent street to the entrance of all structures by way of an ADA-accessible sidewalk or trail. ADA-accessible pedestrian access shall also be provided between adjacent buildings within the DT District, and between public gathering spaces and other special places. The provision of other multi-modal access facilities, such as bicycle racks, bus stops and other similar items, may also be required upon approval of the site plan package if there is a viable reason that these items are needed for public access and convenience within the District (any such items shall be in conformance with the City's standard palette of such fixtures for the Downtown area (see Appendix J).
- h. Screening requirements. All loading and service areas, loading docks, solid waste receptacles, satellite dishes, and roof- and ground-mounted mechanical equipment shall be screened from view of all public streets and from all adjacent residential areas, using the following criteria:
1. All mechanical and utility equipment on the side of the building and/or on the ground shall be screened by fencing and/or vegetation (i.e., evergreen landscape shrubs and overstory trees) sufficient to prevent it from being visible from any street right-of-way or any adjacent residential property.
 2. Screening of roof-mounted mechanical and utility equipment shall be architecturally incorporated into the structure, utilizing materials compatible with the supporting building. Roof-mounted equipment shall also be set back from the edge of the roof at least one foot (1') for every one foot such equipment extends above the structure's roof plane, unless provisions are made for complete screening of such equipment from all lines-of-sight (i.e., at a viewing height of five feet) at all property lines and from a distance of one hundred feet (100') away from the building site in all directions.
 3. Solid waste receptacles (including dumpsters, compactors, etc.) shall be screened on three sides with an enclosure constructed of the same materials and colors as the main building on three sides, with the gates not oriented toward or visible from the street or residential area. Tall evergreen landscape shrubs and overstory trees shall be planted around the enclosure to further screen it from view. Vehicular access to such enclosures shall be such that the solid waste service vehicle does not have to back up for long distances or into any public street, and in accordance with Illustration 1 shown in Appendix K.
 4. Any screening walls constructed within the DT District shall be constructed with masonry materials and shall be finished on both sides in a manner and color that is consistent and compatible with the exterior finish of the main building(s). Screening walls shall be extensions of the development's architectural design. The use of chain-link and other types of non-decorative fencing is expressly prohibited. Wrought iron, or similar material in quality and appearance, may be

used in conjunction with (or in lieu of, if so approved on the site plan) masonry materials, provided that solid screening vegetation (i.e., evergreen landscape shrubs and overstory trees) is used that will achieve a height of at least six feet (6') within three (3) years following planting/installation. Other alternative screening methods may be approved through the site plan approval process.

5. Maintenance of any required screening within the DT District shall be borne by the owner of the property whereupon the screening device exists.
6. Any existing screening condition, as of the effective date of this Section 8-215, that does not conform to the screening requirements above (including the lack of screening as required by this Subsection) shall be brought into full compliance with these requirements within six (6) months (i.e., 183 calendar days) following the effective date of this Section 8-215 unless a true hardship exists and a special exception, in accordance with Subsection 8-215(g), is applied for and granted by the Planning Commission (or upon appeal to the City Council) before the six-month compliance period lapses. Failure to bring such nonconforming screening condition into full compliance within the six-month time frame outlined above shall be deemed a violation of this Section 8-215, and shall be subject to possible penalties set forth in City Ordinance No. 319 (adopted on March 10, 1992), as amended.
 - i. Utility lines. All utilities, including but not limited to electrical and telephone lines, shall be placed underground. Any existing overhead utility lines, as of the effective date of this Section 8-215, on or within street right-of-way in front of any property within the DT District shall be relocated and placed underground (i.e., shall be brought into compliance with this Subsection) when the property develops or redevelops, or when any existing building on the property is expanded more than ten percent (10%) of its original size (i.e., the size of the existing building as of the effective date of this Section 8-215).
 - j. Outside storage. Outside storage, meaning the permanent keeping, displaying or storing outside a building of any finished or unfinished goods, material, merchandise or equipment, including building and hardware materials, shall be expressly prohibited within the DT District.
 - k. Outside display. Commercial (i.e., for-profit, for business sales, etc.) outside display, meaning the non-permanent (i.e., temporary) displaying outside a building of any goods or materials (including seasonal items such as Christmas trees) that are intended for sale or rent, shall be allowed within the DT District subject to the following criteria:
 1. All outside display items shall be removed and stored inside at the end of business each day (except for large seasonal items only such as Christmas trees).
 2. Outside display items shall not be placed/located more than ten feet (10') from the main building or, in the instance of a vacant lot that has no permanent building on it, no less than twenty feet (20') from any street right-of-way line.
 3. Outside display items shall be located only upon private property, shall not occupy any on-street or off-street parking spaces, and shall not extend out into any public street right-of-way for any length of time.

4. Outside display items shall not pose a fire, safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way (i.e., sidewalk sales cannot block the sidewalk or extend out into the street). A clear, ADA-accessible pedestrian route shall be maintained at all times of at least four feet (4') in width along all public sidewalks, trails and paved areas.
 5. Outside display items shall only be located in front of the property/business which is selling the item(s).
 6. All merchandise shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, attractive and litter-free manner.
- l. Gazebos and kiosks. Pedestrian-oriented (i.e., not drive-up or drive-through) gazebos and kiosks shall be permitted within open spaces and along pedestrian pathways within the DT District, provided that they are consistent with and complementary to the architectural design of the main structure(s) and with the desired "look and feel" of the DT District, and provided that their locations, pedestrian accessibility, construction materials and visual appearance are approved with the site plan package.
- m. Site and building lighting. Lighting may be used to accent architectural details, emphasize primary entrances, and to accent signs. Lighting shall be provided to illuminate sidewalks, parking areas and service entrances for public safety and security reasons. Lighting shall meet the following criteria:
1. All light fixtures and light standards shall be of an architectural design that is compatible with the "period" architectural design of the primary structure. All light fixtures and light standards along streets and pedestrian pathways shall be in conformance with the City's standard palette of light fixtures for the Downtown area (see Appendix J). The cadence and rhythm for street light fixtures and standards shall be every thirty feet (30') along all street frontages (i.e., alternating every 15' with street trees) to the greatest extent possible, or shall be as approved on the site plan.
 2. A lamp that conveys the color spectrum that is similar to natural daylight is required (such as metal halide and color-corrected sodium lamps), unless otherwise specifically approved by the Planning Commission as a special exception during review and approval of the site plan package.
 3. Installed light sources may not use the equivalent of more than twelve hundred (1,200) lumens per bulb, and shall be installed in such a manner so as to be shielded from public view and such that they mitigate glare and minimize light overspill onto adjacent properties.
 4. Lights shall be fully shielded to minimize light trespass onto any adjacent property, particularly neighboring residential properties. "Fully shielded" means a technique or method of construction or manufacture that does not allow any light dispersion to shine above the horizontal plane from the lowest light emitting point of the light fixture. Any structural part of the light fixture providing this shielding shall be permanently affixed to the light fixture, and shall be architecturally compatible and complimentary to the design of the main building.

5. Low-mounted, decorative light fixtures not exceeding twenty feet (20') in height shall be used for security illumination in all parking areas. Illumination shall be shielded and directed in a downward manner so that adjacent residential uses are not impacted by light overspill. Standards, poles and fixtures for all parking area lighting shall be in conformance with the City's standard palette of light fixtures for the Downtown area (see Appendix J).
 6. Low, bollard-style walkway lighting shall be provided along all pedestrian walkways and trails. All such lighting fixtures shall be in conformance with the City's standard palette of light fixtures for the Downtown area (see Appendix J).
- n. Building height. The maximum height of structures on property located within the DT District shall not exceed forty-five feet (45'), or three (3) stories, except that the maximum height of any structure within one hundred feet (100') of any single-family residential zoned lot or any existing single-family residential use or structure (i.e., inhabited single-family home) shall be thirty-six feet (36'), or two (2) stories. Both of the above height limitations shall exclude parapets (which screen rooftops, not habitable interior building space), which are allowed to extend up to ten feet (10') above the roof plane of the structure.
1. Uninhabitable structures and architectural design features, such as clock towers, campaniles, domes, spires, steeples, arches, structural space frames, roof peaks/gables, flag poles, and other similar features, which are architecturally consistent with the design and construction of the building and with the overall "look and feel" of the DT District, may exceed the maximum heights shown above provided that such elements are set back from any DT District boundary line an appropriate distance to avoid negative visual impact upon surrounding properties (generally, but not necessarily always, one additional foot for every foot of additional height over the allowed heights shown above), and provided that such additional height is specifically approved as a special exception, under Subsection 8-215(g) above, with the required large scale development site plan package.
 2. Municipal-owned water towers, lighting fixtures, utility poles and public safety communications towers shall be specifically exempted from the maximum height restrictions imposed by this Section.
- o. Landscaping requirements. All properties located within the DT District shall comply with the following landscaping requirements:
1. "Signature" shade trees shall be defined as large trees (minimum 3" caliper, and 10' planted height) of the following species (to be used consistently within the DT District, and specific "signature" shade trees shall establish special "themes" along the street corridors specified below):
 - (a) Live oak (*Quercus virginiana*)
 - (b) Red oak (*Quercus rubra* or *Quercus Shumardii*)
 - (c) Lacebark elm (*Ulmus parvifolia*)
 - (d) White or green ash (*Fraxinus Americana* or *Fraxinus pennsylvanica*)
 - (e) Willow oak (*Quercus phellos*)
 - (f) Sugarberry (*Celtis laevigata*)

- (g) Honey locust (*Gleditsia triacanthos*, improved thornless cultivar)
 - (h) Littleleaf Linden (*Tilia* species)
2. "Signature" ornamental trees shall be defined as small ornamental trees (minimum 1.5" caliper, and 7' planted height) of the following species (to be used consistently within the DT District, and specific "signature" ornamental trees shall establish special "themes" along the street corridors specified below:
 - (a) Crape myrtle (*Lagerstroemia indica* – cultivars "Natchez", "Muskogee" and "Red Rocket")
 - (b) European smoke tree (*Continus coggia*)
 - (c) Staghorn sumac (*Rhus typhina*)
 - (d) Chinese pistache (*Pistacia chinensis*)
 3. Landscape requirements for lots and building sites along U.S. 71B frontage only - to be in accordance with the major corridors Design Overlay District (Section 8-213 of the City's Code).
 4. A minimum five-foot (5') wide landscaped buffer strip shall be provided adjacent to all other public street rights-of-way within the DT District, except in areas that are approved by the Planning Commission for use as on-street parking or pedestrian sidewalks/trails on the site plan. Street buffer trees shall be planted along all street frontages at a rate of one large "signature" shade tree per thirty feet (30') of street frontage (or portion thereof), or one large "signature" shade tree plus one small "signature" ornamental tree per fifty feet (50') of street frontage (or portion thereof), and all trees shall be alternated with light poles. Placement of trees along East Monroe Avenue, McClure Avenue, Lincoln Street, Jackson Street and Johnson Avenue shall be in a rhythmic pattern, spaced as equally as possible, within the landscaped buffer strip or within adequately sized and installed tree grates (the design of which shall be a decorative type that is approved by the City for use consistently within the DT District). Street buffer trees shall not be located within any public right-of-way or utility easement.
 5. Each lot or building site within the DT District shall provide a minimum of fifteen percent (15%) of the site area as landscaped area, which shall include a combination of trees, shrubs, plantings, ground cover and grass. Within pedestrian-oriented areas (such as along sidewalks in front of building faces), such landscaping may be installed either at-grade (i.e., in the ground), or in study, architecturally compatible raised planting beds and/or containers (the design of which shall be a decorative type that is approved by the City for use consistently within the DT District). A special exception may be granted, in accordance with Section 8-215(g) above, with site plan package approval for unique site-related circumstances that make it difficult to comply with the above landscaping requirement.
 6. Any landscaping located within utility easements shall be consistent with the design theme of the DT District, and shall be subject to approval by the City and/or the respective utility company.
 7. Parking lots shall have landscaped islands or medians to break up large expanses of paving. Parking lot islands or medians, with one tree, shall be

located at parking aisle endcaps and as needed elsewhere to help define parking areas and to assist in indicating traffic circulation patterns. At least fifty percent (50%) of the parking lot island trees shall be large “signature” shade trees, and the remaining trees may be small ornamental “signature” trees. Parking lot islands shall be covered with living plant material (e.g., ground covers or low shrubs), and shall be irrigated with an automatic underground irrigation system equipped with freeze- and moisture-sensors.

8. The use of seasonal color and xeriscape techniques in plantings shall be required throughout the development.
 9. Landscape plans shall be designed by a landscape architect, and shall be submitted for review along with the site plan package (see Section 8-215(f) above).
 10. All landscaped areas within the DT District shall be maintained in a clean, sanitary condition. Landscaped areas shall be trimmed, free of weeds, with trees, ground cover and grass in a healthy, living and growing condition at all times.
 11. All landscape plant materials used within the DT District shall be species shown on the approved plant list attached *[to the ordinance from which this section derives]* as Exhibit “D”.
- p. Entry/gateway features. The intersections of U.S. 71B with East Monroe Avenue (northeast corner), McClure Avenue (southeast corner), and any other internal street to the District (both northeast and southeast corners) are considered key entry points (i.e., “major gateways”) into the City of Lowell’s Downtown area (see locations in Exhibit “H”), and they shall be enhanced with the use of special prominent landscaping, lighting, entrance monuments and gateway signage. Additional secondary locations on East Monroe Avenue and McClure Avenue (such as at Lincoln Street, Presidential Drive, Jackson Street, etc.) are considered secondary entry points (i.e., “minor gateways”) into the Downtown area (see locations in Exhibit “H”), and they shall also be enhanced with the use of special secondary-scale landscaping and gateway features. Developments located on these corners are required to incorporate these features to provide extra visibility and emphasis to these gateways into Downtown. These features shall be designed such that they are compatible and consistent with other entry features that have already been approved and/or installed within the DT District, and they shall be reviewed and approved with the site plan package for each development (or re-development) as it occurs. The City of Lowell has the option, but not the obligation, to participate with the developer to provide the required enhancements to these intersections as City-funding may permit at that time (at City Council’s discretion).
- q. Signage. Signage for all properties located within the DT District shall comply with the City’s sign regulations (Article VI of Chapter 8 of the City’s Code), except as specified below. Compliance with the requirements of this section shall be a condition of site plan package and development approval.
1. All signs shall be complementary to and compatible with the overall “look and feel” of DT District developments. Colors used on all signage shall be in accordance with the historic preservation color palette for the DT District shown in Appendix J.

2. Signs shall not be attached to, or situated on top of, canopies or awnings. Signs may be permitted to hang below canopies and awnings (e.g., “shingle signs”) provided that they are completely below the canopy/awning, they are not attached to the front edge of the canopy/awning, and provided that a clear walking height of at least seven feet (7’) is maintained beneath such signs. Signs may be permitted to be painted onto canopies/awnings on the front-most surface of the canopy/awning only, and provided that such signage does not exceed seventy-five percent (75%) of the canopy/awning’s front-most surface area.
3. Regulatory and community service announcements are permitted on windows. However, the total area of window signs for any business shall not exceed twenty percent (20%) of its total window area on the building.
4. Signs with changeable messages are expressly prohibited.
5. Billboards and any other type of off-premise signage (i.e., signs that are not located on the premises where the business actually exists) are expressly prohibited.
6. Bandit signs are expressly prohibited.
7. Moving, flashing and blinking signs are expressly prohibited.
8. Inflatable signs (both lighter-than-air and heavier-than-air) are expressly prohibited.
9. All types of temporary signs, including banners and pennants that show any type of advertising or business name or service (as well as those that have no message or logo on them, such as strings of pennants or flags), are expressly prohibited. However, City-sponsored banners placed on street or other light or utility poles (e.g., that advertise a special event, City accomplishment, etc.) within the DT District shall be allowed.
10. Sidewalk signs (such as “sandwich board” type signs) shall be allowed within the DT District provided that such signs do not pose a fire, safety or visibility hazard, nor shall they impede public vehicular or pedestrian circulation, either on-site or off-site, in any way (i.e., sidewalk signs cannot block the sidewalk or extend out into the street). A clear, ADA-accessible pedestrian route shall be maintained at all times of at least four feet (4’) in width along all public sidewalks, trails and paved areas. All sidewalk signs shall be designed such that they are an attractive amenity to the streetscape, and they shall conform with the overall “look and feel” design elements that are hereby deemed appropriate for the DT District (as illustrated with example photos, graphics and drawings in the “Downtown Design Elements” attached *[to the ordinance from which this section derives]* as Exhibit “F”). Sidewalk signs shall be maximum height of four feet (4’), shall be professionally designed and lettered, shall not be of metal or plastic construction, shall be removed from the sidewalk (i.e., taken inside of business) during hours when the business is not open, and shall look attractive and suitable for a “historic downtown” type of setting.
11. Attached wall signs on buildings are permitted, but shall not exceed one (1) sign per tenant space per street frontage. Illumination of wall signs shall be from an internal source by illuminating individual letters or symbols only (i.e., no globally

backlit sign faces) or by discreet up- or down-lighting (with no glare or light trespass onto adjacent properties), and shall be approved by the Planning Commission with the site plan package.

- (a) The total size of attached wall signs for any building façade shall be limited to a maximum size of two hundred (200) square feet or ten percent (10%) of the total building façade area, whichever is less. The maximum size for any one attached sign shall be one hundred (100) square feet.
 - (b) In no event shall an attached sign extend or project more than five feet (5') beyond the face of the structure to which it is affixed;
 - (c) In no event shall an attached sign exceed the top plate line or the top roof line of the structure by any amount.
12. Monument signs (i.e., no pole signs) are the only type of free-standing business advertising sign allowed within the DT District (except for sidewalk or "sandwich board" type signs, per Subsection 8-215(m)(1)q.10 above), and shall be subject to the following additional criteria:
- (a) Monument signs, including base and surface area, shall be constructed of brick or stone and shall be architecturally compatible with the building it is identifying. The sign face must be encased in brick or stone, with pole(s) or supports concealed.
 - (b) Monument signs shall not exceed four feet (4') in height and thirty-two (32) square feet in surface area per side; one sign per use is permitted. The size of a monument sign may be increased in size to six feet (6') in height and sixty (60) square feet in surface area per side, and may be increased to a total of two (2) signs, in the case of three or more uses are sharing monument sign(s). Height is measured from the lowest point of natural grade. Signs must have engineered plans at the time of sign permit review and approval.
 - (c) The ground upon which a monument sign is located may be bermed up (or designed as a raised planter) a maximum of three feet (3') above the grade of the adjacent street curb.
 - (d) Monument signs shall be externally ground lit (i.e., with uplighting with a light source that is completely shielded from view and not visible from streets or public rights-of-way, that only illuminates the sign face itself, and that does not produce light overspill beyond the actual sign face or onto adjacent property, fixtures, features, buildings or rights-of-way.
 - (e) Monument signs are permitted only within the allowed building area (i.e., outside of all front, side and rear setbacks), unless approved as a special exception with the site plan package.

(2) Building architectural design standards.

- a. Architectural design. The DT District shall be divided into three zones for the purpose of building image regulation. These zones are illustrated in the attached

Exhibit “B”, and are described as the “Railway Corridor/Lincoln Street Zone”, the “U.S. 71B/DT Transition Zone”, and the remainder of the DT District. All structures, including all building elevations, located within the DT District shall be constructed utilizing a unified design theme that is substantially consistent with, and that contains architectural design elements, that are compatible with and enhance the overall architectural design theme “look and feel” of their respective zone of the DT District. The building shown in Exhibit “G” shall provide an architectural design “prototype” upon which all buildings’ designs shall build in creating a unified, cohesive design theme for the Railway Corridor/Lincoln Street Zone of the DT District. All DT District buildings do not have to look exactly like, or too closely replicate, the design of the building shown in Exhibit “G”, they only need to further enhance and promulgate the overall “look and feel” design elements that are hereby deemed appropriate for the DT District (as illustrated with example photos, graphics and drawings in the “Downtown Design Elements” attached *[to the ordinance from which this section derives]* as Exhibit “F”), including but not limited to the following:

- Canopies, awnings or porticoes;
- Arcades, archways;
- Outdoor patios;
- Display windows/decorative windows;
- Architectural details (such as decorative tile or brick work) integrated into the building façades;
- Integrated planters or wing walls that incorporate landscape and/or sitting areas;
- Articulated cornice lines;
- Peaked or other varied roof forms;
- Accent materials (minimum 15% of exterior façade); and
- Other architectural features as approved with the site plan package.

Compliance with architectural design standards shall be a condition of site plan and development approval.

- (b) Masonry requirements. All structures shall be constructed with a minimum of ninety percent (90%) masonry coverage (to be approximately equally distributed on all facades of each structure, unless otherwise specifically approved by the Planning Commission as a special exception during review and approval of the site plan package per Subsection 8-215(g) above), exclusive of windows and doors, within the Railway Corridor/Lincoln Street Zone of the DT District, and shall be constructed with a minimum of fifty percent (50%) in the U.S. 71B/DT Transition Zone and in the remainder of the DT District. All permanent structures shall be compatible in architectural style, including the use of traditional masonry elements such as hard-fired brick, natural stone, cast/architectural stone (only if the colors are intrinsic to the materials, not painted-on), or other similar traditional masonry material of high quality (i.e., with high durability expectation, such as 30 years or longer with minimal repair and maintenance) and attractive appearance, as approved by the Planning Commission with the site plan package. Non-traditional materials such as stucco, EIFS, concrete wall panels, and concrete masonry units shall not qualify as masonry in meeting the 90% (or the 50%, as applicable) requirements above.

- (c) Trim styles and colors. Trim styles and colors shall complement the base color of the structure to which the trim is attached. All trim styles and colors shall conform with the overall “look and feel” photos, graphics and drawings in the “Downtown Design Elements” attached *[to the ordinance from which this section derives]* as Exhibit “F”.
- (d) Roof design and materials. Sloped, gabled or pitched roofs visible from a public street shall be constructed of 30-year, composite shingles, slate or of similar materials, as approved by the Planning Commission with the site plan package. Roof areas not visible from a public street may be pre-finished metal or other high quality, low-maintenance roofing materials. Standing seam roofs with a long-lasting, factory baked-on color finish are permitted. Colors shall be required and shall be approved with the site plan package. All roofing designs and materials shall conform with the overall “look and feel” photos, graphics and drawings in the “Downtown Design Elements” attached *[to the ordinance from which this section derives]* as Exhibit “F”.
- (e) Windows. The total window area shall not exceed forty percent (40%) of the front and street-facing façade(s) in the Railway Corridor/Lincoln Street Zone, and shall not exceed sixty percent (60%) of the front and street-facing façade(s) in the U.S. 71B/DT Transition Zone and in the remainder of the DT District. The style of windows in the Railway Corridor/Lincoln Street Zone shall be consistent with construction and use of the building, and shall conform with the overall “look and feel” photos, graphics and drawings in the “Downtown Design Elements” attached *[to the ordinance from which this section derives]* as Exhibit “F”.
- (f) Awnings, canopies and porticoes. The use of decorative awnings/canopies is permitted and encouraged, provided that all awnings are designed to be compatible with the structure on which they are located and that all awnings are maintained intact, clean and in good condition. Awnings and canopies shall be of a consistent pattern, size, shape and material, and shall be consistent or complementary to construction of the building and approved with the site plan package. All awnings, canopies and porticoes shall conform with the overall “look and feel” photos, graphics and drawings in the “Downtown Design Elements” attached *[to the ordinance from which this section derives]* as Exhibit “F”.
- (g) Exposed columns and building supports. All exposed columns, pilasters and building supports shall conform with the overall “look and feel” photos, graphics and drawings in the “Downtown Design Elements” attached *[to the ordinance from which this section derives]* as Exhibit “F”.
- (h) Archways and arcades. Archways may be used in conjunction with doorways or windows and shall have an architectural style consistent with the designs depicted in the overall “look and feel” photos, graphics and drawings in the “Downtown Design Elements” attached *[to the ordinance from which this section derives]* as Exhibit “F”.
- (i) Glass. Glass curtain walls, and extensive use of glass other than multi-paned display windows, are prohibited within the Railway Corridor/Lincoln Street Zone of the DT District unless otherwise specifically approved by the Planning Commission as a special exception during review and approval of the site plan package.

- (j) Other exterior construction materials. The use of metal wall panels, prefinished or otherwise, is prohibited within the Railway Corridor/Lincoln Street Zone of the DT District unless otherwise specifically approved by the Planning Commission as a special exception during review and approval of the site plan package. All building facades (i.e., the exterior of each side of the structure) shall be constructed predominantly of masonry materials within the Railway Corridor/Lincoln Street Zone of the DT District unless otherwise specifically approved by the Planning Commission as a special exception during review and approval of the site plan package. Concrete tilt wall construction, and other possible alternative construction materials, may be used only when extensive differentiation techniques have been utilized, resulting in an appearance that very closely resembles brick and/or stone materials, and only when the colors are intrinsic to the materials (i.e., not painted-on), and only when such materials are specifically approved by the Planning Commission as a special exception during review and approval of the site plan package, upon the determination that the material proposed is equivalent in quality, appearance, durability and ease of maintenance to traditional masonry materials.
- (k) Architectural style elements. Requirements for architectural style elements contained herein are intended to ensure that nonresidential development is consistent with the character and quality of visually attractive developments within Lowell's Downtown area. Compatibility with visually attractive developments within the area is of extreme importance, and these requirements are intended to ensure such compatibility. Strict adherence to these requirements shall not be such as to prevent architectural creativity, however, compliance with the requirements of this Section shall be a condition of site plan and development approval.
- a. Conforming architectural design. All buildings within the DT District shall be architecturally complementary to and compatible with one another. Specific elements that shall be examined in terms of this requirement include: building materials; color; the incorporation of windows, archways, and unique architectural elements; and overall style and symmetry. Any buildings within any proposed developments that are substantially different from existing structures or that do not substantially adhere to these requirements, as determined by the Planning Commission during consideration of the site plan package, shall not be approved for construction.
- b. Colors. The primary exterior color of all buildings within the DT District shall be comprised of earth tones, and shall be used on at least eighty percent (80%) of all of the building façades, excluding doors and windows. A secondary accent color, which also must be a variation of an earth tone color which is compatible and complementary to the primary color, may be used on the remaining portions of the façades (i.e., up to 20%). Bright or fluorescent colors, including pinks, purples, oranges and those classified as primary colors, shall not be used. Project material samples and colors, including those to be used for signage, shall be submitted with the site plan package for review and approval by the Planning Commission. All predominant/primary colors for the exterior of buildings shall be compatible with the City's desired color palette for buildings within the Downtown area (see Appendix J), and shall be submitted, reviewed and approved along with the site plan package and façade plans for each structure.
- c. Building façade articulation. To ensure the aesthetic value and visual appeal of all structures within the DT District, façade articulation is required for all building façades, in accordance with the overall "look and feel" photos, graphics and

drawings in the “Downtown Design Elements” attached *[to the ordinance from which this section derives]* as Exhibit “F”, and as follows:

1. Amount of articulation. Facade articulation of at least five feet (5') in depth shall be required for every fifty feet (50') in vertical and horizontal surface length.
2. Articulation on elevation plan. Facade offsets shall be shown, along with calculations verifying that the building elevations meet the above requirement, on all building facade (elevation) plans, and shall be submitted with the site plan package for review and approval by the Planning Commission.

DOWNTOWN DEVELOPMENT (DT) ZONING DISTRICT
City of Lowell, Arkansas

Draft (for review and comment only)
Revised for August 21-22, 2006 public meetings

Exhibit “A”

Downtown District Boundaries



LOWELL - DOWNTOWN MASTER PLAN

	5400 Greathouse Springs Road Springdale, Arkansas 72762 479.443.7121 FAX 479.443.7139 e-mail: info@mbi-arch.com www.mbi-arch.com	Architects, P.A.		MBL JOB NO. 0405	SHEET CONTENTS DISTRICT BOUNDARY
				ISSUE DATE 04 - 12 - 04	

DOWNTOWN DEVELOPMENT (DT) ZONING DISTRICT
City of Lowell, Arkansas

Draft (for review and comment only)
Revised for August 21-22, 2006 public meetings

Exhibit “B”

Downtown District Zones



DOWNTOWN DEVELOPMENT (DT) ZONING DISTRICT
City of Lowell, Arkansas

Draft (for review and comment only)

Revised for August 21-22, 2006 public meetings

Exhibit “C”

Schedule of Uses in the DT District

SCHEDULE OF USES X = Permitted in District C = Uses on Appeal that may be approved in District	DT District	Comparison with the R-O District
Acetylene manufacturing		
Acid manufacturing		
Advertising agency	X	X
Agricultural products processing		
Air conditioning and cooling apparatus manufacturing		
Air conditioning & heating contractor & retail sales		
Airport or landing field		C
Airway beacon		C
Amusement commercial (inside)	C	
Amusement commercial (outside)		
Animal boarding kennel (commercial)		
Animal farms for show, breeding, raising and training		
Antique shop without refinishing	X	
Antique shop with refinishing		
Appliances		
Architects supplies	X	C
Armature rewinding		
Armored car		
Artists studio	X	X
Artists supplies	X	C
Arts and crafts shop	X	C
Asbestos manufacturing		

SCHEDULE OF USES X = Permitted in District C = Uses on Appeal that may be approved in District	DT District	Comparison with the R-O District
Auction house		
Auditorium	C	
Auto auction		
Auto glass, muffler shop, upholstery		
Automobile or truck assembly		
Automobile sales and service		
Auto paint or body rebuilding shop		
Auto parts and accessories		
Auto rental agency		
Auto repair garage		
Bait shop		
Bakery equipment manufacturing		
Bakery or confectionery shop	C	
Bakery wholesale		
Bar, lounge or tavern	C	
Barber or beauty shop	X	C
Batch plants concrete mix quarries		
Bed and Breakfast Inn	C	
Bicycle shop	C	
Billiard and pool parlor	C	
Bindery		C
Bleaching, cleaning and drying plant		
Boats and accessories		
Boiler shops		
Book and stationery store	X	C
Bottled gas		
Bowling alley	C	X
Brewing or distilling of liquors	C	
Brick, pottery, tile and terra cotta manufacturing		
Broadcasting studio	C	C
Building material general		
Bulk fuel station		

SCHEDULE OF USES X = Permitted in District C = Uses on Appeal that may be approved in District	DT District	Comparison with the R-O District
Bulk storage of highly flammable materials		
Business machines and repair	C	
Bus station	C	
Cabinet or woodwork shop		
Camera shop	X	
Campground	C	c
Candle or sperm oil manufacturing		
Candy manufacturing	C	
Canning		
Carbon black manufacturing		
Carnival, circus	C	c
Carpentry contracting		
Carpeting		
Carwash		
Catalog sales	C	
Catering service	C	
Cemetery, mausoleum and crematory		c
China shop	X	
Christmas tree stands	C	c
Church	C	c
City or county jail	C	
Clay products manufacturing		
Clinic (medical, dental or optical)	X	x
Clothing manufacturing		
Clothing store		
Cold storage plants		
College dormitory		c
College fraternity or sorority		c
College university or seminary		c
Communication & utility transmission line right-of- way	C	c
Community center	X	c
Community welfare or health center	C	c

SCHEDULE OF USES X = Permitted in District C = Uses on Appeal that may be approved in District	DT District	Comparison with the R-O District
Concrete and cement manufacturing		
Confinement livestock and poultry		
Construction facility		C
Contractor's or maintenance yard		
Convent or monastery		C
Convenience food store dispensing fuel		
Cooperage works manufacturing		
Copy shop	X	C
Cosmetics manufacturing		
Cosmetics sales	X	
Costume rental	C	C
Country club, private membership		C
Courts of law	X	C
Curtains		
Custom sewing or millinery	C	C
Cutlery engraving	C	
Dairy products retail	C	
Dance hall	C	
Data processing machine sales and repair	C	C
Day camp		C
Day nursery or child care center	C	X
Dental supplies	C	C
Department store	C	
Detective service	X	X
Detention home		C
Detergents manufacturing		
Dextrine, starch or glucose manufacturing		
Disinfectant, insecticide or poison manufacturing		
Disinfecting and exterminating		
Dominos parlor	C	
Drafting service	X	X
Drag strip		

SCHEDULE OF USES X = Permitted in District C = Uses on Appeal that may be approved in District	DT District	Comparison with the R-O District
Drug store or pharmacy	C	C
Dry cleaning, laundromat, pick up station	C	
Duplexes		X
Egg production		
Electrical contracting and retail sales		
Electrical equipment manufacturing		
Electrical repair		
Electrical and gas appliances		
Electrical regulating station	C	C
Electronic equipment manufacturing		
Emery cloth or sandpaper manufacturing		
Employment agency	X	X
Enameling, lacquering or japanning varnishing manufacture		
Establishment of a religious, charitable or philanthropic organization	C	C
Establishment for care of alcoholic, narcotic, or psychiatric patients		C
Experimental and testing laboratories		
Extraction of minerals or hydrocarbons		
Extruded plastics manufacturing		
Fabricated metal products manufacturing		
Fairgrounds		
Farm crops		
Farm sale equipment		
Farm sale supplies		
Farms with livestock		
Feed store		
Felt manufacturing		
Fencing		
Figurines manufacturing		
Financial institution	X	X
Fire alarm box	X	X
Fire control equipment manufacturing		

SCHEDULE OF USES X = Permitted in District C = Uses on Appeal that may be approved in District	DT District	Comparison with the R-O District
Fire hydrant	X	X
Fire station	X	C
Fishing dock		
Fish products processing		
Floor covering sales		
Florist shop	X	C
Flour or grain mill		
Food products processing		
Food specialties store	X	C
Foundry, forge or metal works		
Frozen food locker		
Furnace cleaning		
Furniture and allied products manufacturing		
Furniture repair store		
Furniture reupholstery		
Furniture store	C	
Garden supplies		
Gelatin manufacturing		
General merchandise store	C	
Glass manufacturing		
Glass products manufacturing		
Glassware	C	C
Glue manufacturing		
Go-cart track		
Golf courses		C
Golf ranges		
Governmental agencies and offices	C	C
Grain drying, livestock feed		
Grain elevator or feed mill, storage		
Grocery store	C	
Guest ranch		
Gum manufacturing		

SCHEDULE OF USES X = Permitted in District C = Uses on Appeal that may be approved in District	DT District	Comparison with the R-O District
Guns and related equipment manufacturing		
Gunsmith	C	
Hair or hair products manufacturing		
Handicraft, ceramics, sculpture or similar artwork	C	C
Hardware or sporting goods store	C	
Hauling and storage company		
Hay baling		
Health food store	C	
Health studio or spa	C	C
Hearing aids	X	C
Heating equipment manufacturing		
Heavy construction contracting		
Heavy construction equipment sales and service		
Heavy construction machinery manufacturing		
Historic marker	X	X
Hobby Shop	X	
Home occupations	C	X
Hospital		C
Hotel or motel	C	
Ice plant		
Incinerators		
Indoor theater	C	
Industrial cleaning plant		
Industrial leather belting manufacturing		
Interior decorating	X	C
Janitorial		
Jet engine manufacturing or testing		
Jewelry store or repair	X	
Job printing, lithographer or blueprinting	C	
Junk or salvage yard		
Key shop	X	
Leather goods and luggage	C	

SCHEDULE OF USES X = Permitted in District C = Uses on Appeal that may be approved in District	DT District	Comparison with the R-O District
Leather tanning		
Library, art gallery, museum or other similar public use	X	C
Lime or lime products manufacturing		
Linen supply and industrial laundry		
Linoleum, oil cloth or oiled products manufacturing		
Liquor store	C	
Livestock and poultry preparation and packing		
Livestock sale barn		
Locksmith	X	
Lumberyard		
Machine or welding shop		
Machinery manufacturing		
Machinery sales and service		
Masonry contracting		
Match manufacturing		
Meat packing		
Medical appliance fittings and sales	C	
Medical supplies	C	
Metal working shop		
Millwork products		
Miniature golf		
Mini warehouse		
Mobile home		
Mobile home sales		
Monument sales		
Mortuary or funeral home	C	C
Motor freight terminal		
Multifamily	C	X
Multifamily, loft apartments (upper floor only)	X	
Music instruments	C	
News and magazine stands	C	
Newspaper printing/publication		

SCHEDULE OF USES X = Permitted in District C = Uses on Appeal that may be approved in District	DT District	Comparison with the R-O District
Nursing or convalescent home		C
Office furnishings	C	
Office (general or professional)	X	X
Oil well drilling products manufacturing		
Oil well drilling and cleaning		
Optical shop	X	C
Optical supplies	C	
Orphanage		C
Paint and wallpaper store	C	
Painting contractor and retail sales		
Paints manufacturing		
Paper and pulp manufacturing		
Park (public or private)	X	X
Parking, commercial lot or garage	C	
Parkway	C	X
Passenger stop for bus	C	X
Pawnshop		
Penny arcade	C	
Perfume manufacturing		
Pet shop	C	
Pharmaceutical products manufacturing		
Phonograph manufacturing		
Photo copying	X	C
Photography studio	X	X
Pickle, sauerkraut, vinegar, yeast processing		
Picture framing	X	C
Planetarium	C	C
Plant nursery		
Plaster manufacturing		
Plastering		
Playfield and playground (private; other than public/civic)	C	C
Plywood manufacturing		

SCHEDULE OF USES X = Permitted in District C = Uses on Appeal that may be approved in District	DT District	Comparison with the R-O District
Poultry slaughter house		
Prefabricated structural wood manufacturing		
Printing ink manufacturing		
Plumbing equipment manufacturing		
Plumbing contracting and retail sales		
Police alarm box	X	X
Police station	X	C
Post office	X	C
Pottery manufacturing		
Precision instruments manufacturing		
Pressure control station	C	C
Private club or lodge (no bar service)	C	X
Private club or lodge serving alcohol, taverns & nightclubs	C	
Private school, kindergarten or institution of special education	C	C
Public animal pound		
Race track		
Radio		
Radium extraction		
Railroad freight terminal		
Railroad passenger station	C	C
Railroad right-of-way (no new rail sidings or rails allowed)	X	C
Railway car or locomotive shops		
Reading rooms	C	C
Real estate sales office (located in undeveloped or partially developed subdivision operated for purpose of developing such subdivision)	C	C
Record and tape shop	X	
Recreational vehicle (RV) park	C	
Recycling and reclamation		
Reducing salon	C	C
Reservoir, open		C
Restaurant with dancing	C	
Restaurant with drive-in service	C	

SCHEDULE OF USES X = Permitted in District C = Uses on Appeal that may be approved in District	DT District	Comparison with the R-O District
Restaurant without dancing	X	C
Restaurant without drive-in service	X	C
Rifle range		
Rodeo grounds		
Roofing		
Rooming or boarding		X
Rug cleaning		
Rug repair		
Sandblasting or cutting		
Sand, gravel or earth sales or storage		
Sanitary landfill		
Sawmill		
Sawmill, excelsior, wood fiber, sawdust products		
School, commercial trade or craft	C	
School, public or denominational	C	C
Scientific instrument		
Secondhand store, used furniture or rummage shop		
Septic tank cleaning		
Service station		
Sewage disposal facility		
Sheet metal		
Shipping of livestock		
Shoddy manufacturing		
Shoe blacking, polish, stove polish manufacturing		
Shoe repair	X	
Shoe store	X	
Sidewalk	X	X
Sign painting		
Silverware manufacturing		
Single-family	C	X
Skating rink	C	
Slag piles		

SCHEDULE OF USES X = Permitted in District C = Uses on Appeal that may be approved in District	DT District	Comparison with the R-O District
Slot car track		
Small animal kennels and boarding		
Solid waste disposal		
Sorting and packing fruits and vegetables		
Sporting goods	C	
Stable, commercial		
Steam power plant		
Stone and monument works		
Stone, gravel or sand extraction		
Street, highway, and other thoroughfare street sign, traffic signs and signals	X	X
Studio (art, drama, speech or similar skills)	C	C
Studio, broadcasting or recording	C	C
Swimming pool	C	X
Swimming pool sales and supply		
Tailor	X	C
Tanks manufacturing		
Tanning or rendering of animals		
Taxicab station	C	
Taxidermist		
Television manufacturing		
Tennis courts	C	C
Textile products manufacturing		
Theatre, drive-in type		
Theatre (stage performance)	C	
Threshing, curing, smoking and packing		
Ticket office--Transportation and amusement	C	C
Tile setting		
Tobacco or candy store	C	C
Toiletries manufacturing		
Tool and equipment rental		
Townhouse development	C	X

SCHEDULE OF USES X = Permitted in District C = Uses on Appeal that may be approved in District	DT District	Comparison with the R-O District
Toys manufacturing		
Toy store	C	
Trailer--Camping, hauling, travel sales		
Training of horses		
Transmitting station or tower, radio, telegraph, telephone, television (commercial)	C	
Transportation equipment manufacturing		
Travel agency	X	X
Truck farming		
Truck or tractor sales or repair		
Truck rental operations		
Truck sales and service		
Truck stops/travel centers		
Truck wash		
Trucking establishments		
Utility main line, local transformer and station and similar facilities customarily located in public ROW	X	X
Vacuum cleaner sales and service	X	
Vending machines	C	
Veterinarians with boarding		C
Veterinary small animal outpatient clinic		X
Video (retail store)	C	
Wallpaper manufacturing		
Warehouse and wholesaling		
Watch repair	X	C
Water pipeline rights-of-way, treatment plant, water storage facility	C	C
Watershed conservation or flood control plant		C
Water well drilling		
Window cleaning		
Wooden containers manufacturing		
Wood products manufacturing		
Zoo--Private, commercial		

DOWNTOWN DEVELOPMENT (DT) ZONING DISTRICT
City of Lowell, Arkansas

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Exhibit "D"

Approved Plant List for Downtown Development District

The following landscaping plant materials are acceptable for use in the Downtown Development (DT) Zoning District (tree species are listed in Section 8-215.m(1)o, "Landscaping Requirements").

Screening Vines:

English Ivy (*Hedera helix*)
Virginia Creeper (*Parthenocissus quinquefolia*)
Boston Ivy (*Parthenocissus tricuspidata*)
Chinese Wisteria (*Wisteria sinensis*)
Trumpet Creeper (*Campsis radicans*)

Foundation Plants:

Glossy Abelia (*Abelia x grandiflora*)
Scarlet Firethorn (*Pyracantha coccinea*)
Barberry, redleaf (*Berberis thunbergii*)
Azaleas (many species)
Mugo Pine (*Pinus mugo*)
Dwarf Fothergilla (*Fothergilla gardenii*)
Viburnum, Leatherleaf (*Viburnum x rhytidophylloides*)
Viburnum, Doublefile (*Viburnum plicatum*)
Viburnum, Arrowwood (*Viburnum dentatum*)
Viburnum, European Cranberry (*Viburnum opulus*)
Leatherleaf Mahonia (*Mahonia bealei*)
Burning Bush (*Euonymus alatus*)
Holly (numerous cultivars)
Spirea, bumald (*spirea x bumalda*)
Spirea, vanhoutte (*Spiraea x vanhouttei*)
Junipers (many species)
Pampas Grass (*Cortaderia selloana*)
Plume Grass (*Ravina eryanthis*)
Feather Reed Grass (*Calamagosis acutiflora*)

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Exhibit “E”

Downtown Development District in the City’s Comprehensive Plan






The City of Lowell adopted its Comprehensive Plan 2025 on May 18, 2004. Recommendations for the creation, and the ultimate development, of a new “Town Center” for the City were made in the Plan (reference the *Future Land Use Plan* chapter), and this concept is now embodied in the Downtown Development (DT) Zoning District herein.

DOWNTOWN DEVELOPMENT (DT) ZONING DISTRICT
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Exhibit “F”




Standard Streetscape Fixtures for Downtown Area





DESIGN ELEMENT	ORDINANCE CITATION(S)	DESIRABLE / PREFERRED EXAMPLES OF DESIGN ELEMENTS	UNDESIRABLE / UNACCEPTABLE EXAMPLES OF DESIGN ELEMENTS
Parking Areas Parking lots On-street parking	8-215(m)(1)e.		
Screening Mechanical and utility equipment Dumpsters and compactors Screening walls and fences	8-215(m)(1)h.		
Outside Storage (permanent)	8-215(m)(1)j.		












DESIGN ELEMENT	ORDINANCE CITATION(S)	DESIRABLE / PREFERRED EXAMPLES OF DESIGN ELEMENTS	UNDESIRABLE / UNACCEPTABLE EXAMPLES OF DESIGN ELEMENTS
Outside Storage (permanent), cont'd.	8-215(m)(1)j.		 
Outside Display (temporary)	8-215(m)(1)k.	 	 
Gazebos and Kiosks (pedestrian-oriented; no drive-through)	8-215(m)(1)l.	 	

DESIGN ELEMENT	ORDINANCE CITATION(S)	DESIRABLE / PREFERRED EXAMPLES OF DESIGN ELEMENTS	UNDESIRABLE / UNACCEPTABLE EXAMPLES OF DESIGN ELEMENTS
Site and Building Lighting Building light fixtures	8-215(m)(1)m.		














DESIGN ELEMENT	ORDINANCE CITATION(S)	DESIRABLE / PREFERRED EXAMPLES OF DESIGN ELEMENTS	UNDESIRABLE / UNACCEPTABLE EXAMPLES OF DESIGN ELEMENTS
Landscaping Street buffer strips and trees At-grade or raised planting beds Parking lot landscaping	8-215(m)(1)o.	     	



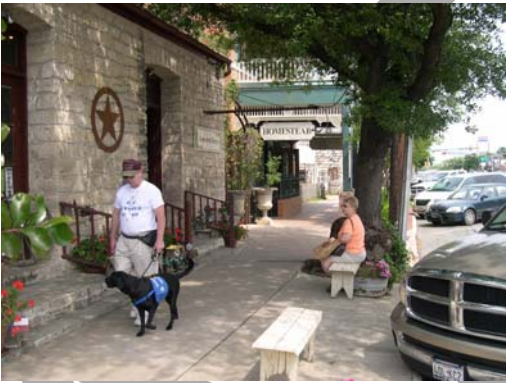






DESIGN ELEMENT	ORDINANCE CITATION(S)	DESIRABLE / PREFERRED EXAMPLES OF DESIGN ELEMENTS	UNDESIRABLE / UNACCEPTABLE EXAMPLES OF DESIGN ELEMENTS
Landscaping, cont'd.	8-215(m)(1)o.	  	
Entry/Gateway Features	8-215(m)(1)p.	[City staff to provide....]	

DESIGN ELEMENT	ORDINANCE CITATION(S)	DESIRABLE / PREFERRED EXAMPLES OF DESIGN ELEMENTS	UNDESIRABLE / UNACCEPTABLE EXAMPLES OF DESIGN ELEMENTS
Signage Sidewalk / “sandwich board” signs Attached building signs Monument signs	8-215(m)(1)q.	  	     










DESIGN ELEMENT	ORDINANCE CITATION(S)	DESIRABLE / PREFERRED EXAMPLES OF DESIGN ELEMENTS	UNDESIRABLE / UNACCEPTABLE EXAMPLES OF DESIGN ELEMENTS
Signage, cont'd.	8-215(m)(1)q.	<div></div> <div></div> <div></div> <div></div> <div></div>	<div></div> <div></div> <div></div> <div></div> <div></div> <div></div>

DESIGN ELEMENT	ORDINANCE CITATION(S)	DESIRABLE / PREFERRED EXAMPLES OF DESIGN ELEMENTS	UNDESIRABLE / UNACCEPTABLE EXAMPLES OF DESIGN ELEMENTS
Signage, cont'd.	8-215(m)(1)q.		<div></div>


DESIGN ELEMENT	ORDINANCE CITATION(S)	DESIRABLE / PREFERRED EXAMPLES OF DESIGN ELEMENTS	UNDESIRABLE / UNACCEPTABLE EXAMPLES OF DESIGN ELEMENTS
Building Architectural Design (Railway Corridor/Lincoln Street Zone) Canopies, awnings, porticoes Arcades, archways Architectural detailing (decorative) Integrated planters, wing walls, sitting areas Articulated cornice and roof lines Masonry exterior construction Decorative, articulated windows Exposed columns and building supports Articulated facades and roof lines	8-215(m)(2)	      	     

DESIGN ELEMENT	ORDINANCE CITATION(S)	DESIRABLE / PREFERRED EXAMPLES OF DESIGN ELEMENTS	UNDESIRABLE / UNACCEPTABLE EXAMPLES OF DESIGN ELEMENTS
Building Architectural Design (Railway Corridor/Lincoln Street Zone), cont'd.	8-215(m)(2)	      	 

DESIGN ELEMENT	ORDINANCE CITATION(S)	DESIRABLE / PREFERRED EXAMPLES OF DESIGN ELEMENTS	UNDESIRABLE / UNACCEPTABLE EXAMPLES OF DESIGN ELEMENTS
Building Architectural Design (U.S. 71B/DT Transition Zone) Canopies, awnings, porticoes Arcades, archways Architectural detailing (decorative) Articulated cornice and roof lines Masonry exterior construction Decorative, articulated windows Exposed columns and building supports Articulated facades and roof lines	8-215(m)(2)	   	      

DESIGN ELEMENT	ORDINANCE CITATION(S)	DESIRABLE / PREFERRED EXAMPLES OF DESIGN ELEMENTS	UNDESIRABLE / UNACCEPTABLE EXAMPLES OF DESIGN ELEMENTS
Special Site Features, Structures and Public Places	Various	      	 

DESIGN ELEMENT	ORDINANCE CITATION(S)	DESIRABLE / PREFERRED EXAMPLES OF DESIGN ELEMENTS	UNDESIRABLE / UNACCEPTABLE EXAMPLES OF DESIGN ELEMENTS
Special Site Features, Structures and Public Places, cont'd.	Various	<div></div> <div></div> <div></div> <div></div> <div></div> <div></div>	

DESIGN ELEMENT	ORDINANCE CITATION(S)	DESIRABLE / PREFERRED EXAMPLES OF DESIGN ELEMENTS	UNDESIRABLE / UNACCEPTABLE EXAMPLES OF DESIGN ELEMENTS
Special Site Features, Structures and Public Places, cont'd.	Various		

DRAFT

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Exhibit “G”

Building Design Prototype for Downtown Area



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Exhibit “H”

Downtown Gateway Plan



DOWNTOWN DEVELOPMENT (DT) ZONING DISTRICT
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Exhibit "I"

Mutual / Shared Parking Agreement

(per Section 8-215.m.1.e.11)

As owner(s) [*Parking Use Grantor*] of the property located at

_____,
I (we) hereby agree to permanently share _____ parking spaces (as shown on attached site plan) with the undersigned party [*Parking Use Grantee*] for property located at

during the following times and days:

The following additional restrictions shall apply to such shared parking space(s)/area(s):

Required parking

My (our) [*Parking Use Grantor*] property requires _____ parking spaces based upon the City's off-street parking ordinance. The use of my (our) property is _____, and it contains _____ square feet of building space.

The *Parking Use Grantee's* property requires _____ parking spaces based upon the City's off-street parking ordinance. The use of the *Parking Use Grantee's* property is _____, and it contains _____ square feet of building space.

Site Plan

Attached is a diagram of the entire parking lot showing the location and number of parking spaces that will be shared under this Agreement, as well as any parking spaces within this parking lot which are shared with other entities.

Parking Use Grantor's Signature: _____ Date: _____

Parking Use Grantee's Signature: _____ Date: _____

DOWNTOWN DEVELOPMENT (DT) ZONING DISTRICT
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Exhibit “J”

Design Color Palette and Standard Streetscape Fixtures for Downtown Area

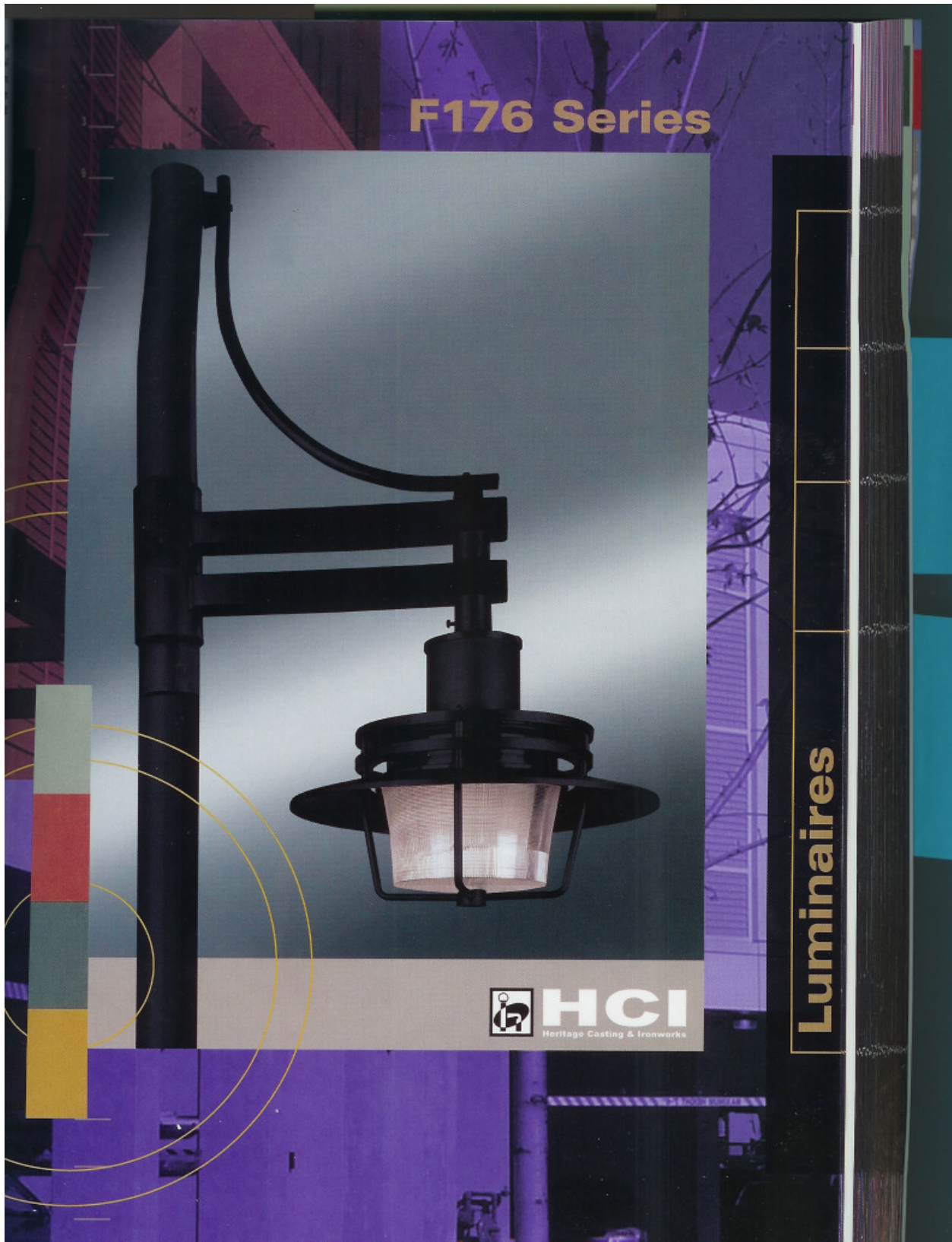
City’s desired color palette for the exterior finish of buildings and for signage within the Downtown area (sample books are available for viewing at City Hall):

Sherwin-Williams “Exterior Preservation Palette”

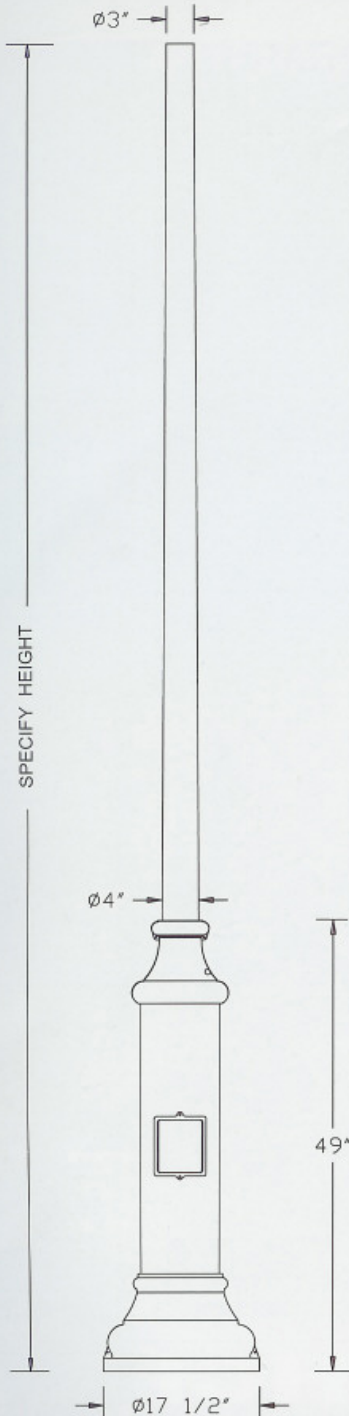
Benjamin Moore “Historical Colors” and “America’s Colors” palettes

(Any interior portions of a structure that are visible from the street/exterior of the structure shall be finished using colors from Sherwin-Williams “Interior Preservation Palette” and similar applicable interior palettes from Benjamin Moore)

[Note: We have inserted the pages from MBLA on fixtures from HCI and BRP Enterprises to this Appendix (specifications from MBLA for street light fixtures/standards, pedestrian bollards, traffic control and street name sign posts, bicycle racks, benches/seating systems, trash receptacles, tree grates and utility/manhole covers) – still need specifications for the following: traffic signal arms/standards, paving/brick-stamping patterns for sidewalks and crosswalks and street intersections...]



POLE P442-43T



DESCRIPTION

The pole shall consist of a base cover, an aluminum body and a shaft. The base cover shall be made from a two-piece casting secured to the pole shaft with two s/s tamper resistant screws and shall be round in shape. The castings shall be of uniform wall thickness with no warping or mold shifting and shall be formed true to the original pattern with complete detail. The shaft shall be made of extruded non-fluted aluminum and shall taper from 4" to 3". It shall be circumferentially welded over and in an extruded aluminum 8-5/8" OD body. A cast aluminum donut shall cover the weld.

DIMENSIONS

The pole shall be XX' in height. The base shall be 17-1/2" in diameter.

MOUNTING

The pole shall be supplied with a sturdy steel template and with 4 hot dipped galvanized 3/4" x 24" long "L" type anchor bolts with two nuts and two washers each. These will install on an 11-1/2" bolt circle with anchor bolts extending 3" above the ground level. An optional 3"H x 4" OD tenon is available for fixture mounting. Custom tenon sizes may be available. A 5"W x 6"H service door shall be located at 24" to center from the bottom of pole.

FINISH

All applicable parts shall receive a standard electrostatically applied thermoset polyester powder coat smooth semi gloss finish with a four part corrosion inhibiting process.

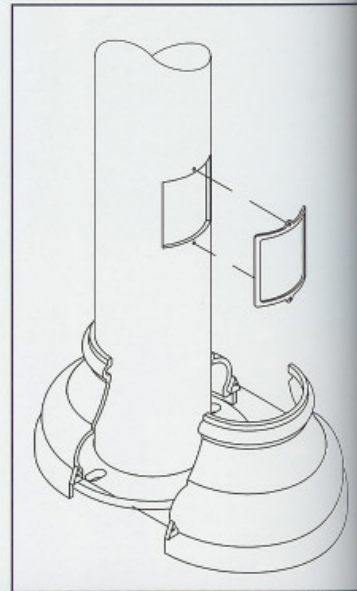
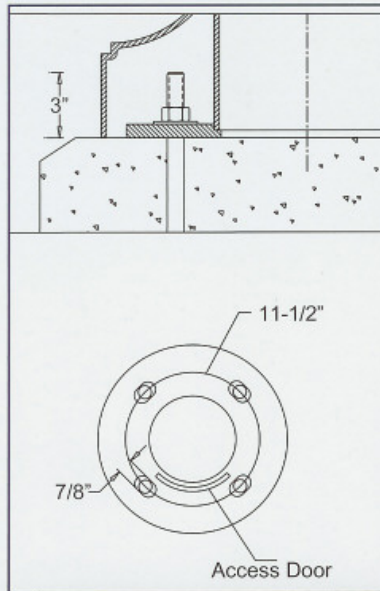
CONTACT INFORMATION



(800) 267-3175 (905) 238-2648
1280 Fewster Drive Mississauga
Ontario L4W 1A4 Canada
Fax (905) 238-9060
Email sales@hclighting.com
WEB www.hclighting.com

COLOR AND OPTIONS

There are five standard RAL colors to choose from: Black 9011, Green 6035, Bronze 8019, Grey 7012 and White 9016. Custom colors are available for an upcharge. A variety of options is available. For more information please see the Finishes and Options section.



EPA INFORMATION

Model number	Height (ft)	Wall thickness (in)	EPA rating		
			80 mph (sq.ft)	90 mph (sq.ft)	100 mph (sq.ft)
P442-43TA-10	10	0.125	15.00	12.00	9.77
P442-43TA-12	12	0.125	10.71	8.57	6.98
P442-43TA-14	14	0.125	8.04	6.43	5.23
P442-43TA-16	16	0.125	6.07	4.86	3.95
P442-43TA-18	18	0.125	4.29	3.43	2.79
P442-43TA-20	20	0.125	2.86	2.29	1.86
P442-43TC-10	10	0.226	26.07	20.86	16.98
P442-43TC-12	12	0.226	19.11	15.29	12.44
P442-43TC-14	14	0.226	14.64	11.71	9.53
P442-43TC-16	16	0.226	11.43	9.14	7.44
P442-43TC-18	18	0.226	8.93	7.14	5.81
P442-43TC-20	20	0.226	6.96	5.57	4.53

HCI, Ltd. neither designs nor recommends concrete footing size

OPTIONS

- ☐ SRT single receptacle
- ☐ DRT double receptacle
- ☐ GFI GFI receptacle
- ☐ BA1-BM single bolt-on 24"L banner arm
- ☐ BA1-CM single clamp-on 24"L banner arm
- ☐ BA1H-BM single bolt-on 24"L banner arm with hog ring
- ☐ BA1H-CM single clamp-on 24"L banner arm with hog ring
- ☐ BA1-BBM single bolt-on break-away 24"L banner arm
- ☐ BA1H-BBM single bolt-on break-away 24"L banner arm with hog ring
- ☐ SS1-CM single clamp-on street sign

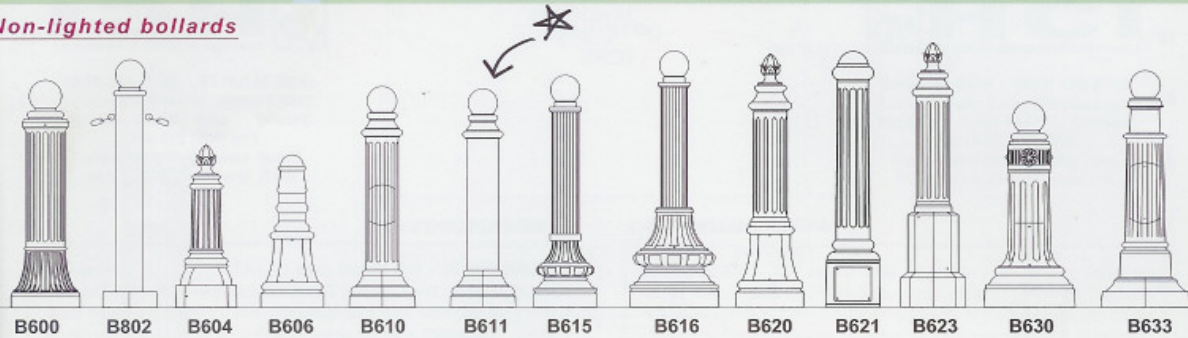
Ordering Sequence Example:

Luminaire	Fitter	Diffuser	Light Source	Voltage	Optical System	Arm	Configuration	Pole	Finish	Options
F100-L	B4	FPC	150HPS	120V	LV-L5	A307	2A	P442-43TA-12	RAL9011	SRT

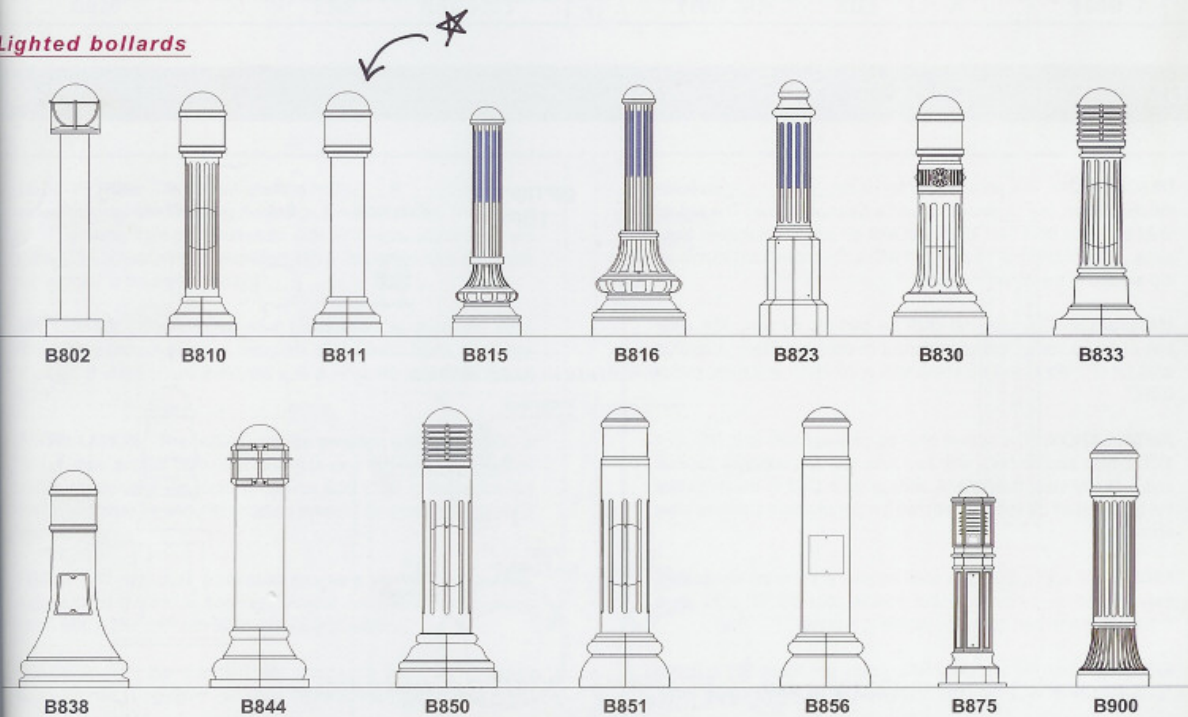
Bollard Index



Non-lighted bollards



Lighted bollards





MC301-MF (RAVEN)
CHAIR

MC201-FM-MF (RAVEN)
TABLE

MANCHESTER

TABLES (200 SERIES)

FEATURES

- Steel top
- Choice of embedded, freestanding or surface mount
- Optional carousel units with attached chairs available

MATERIALS

Table Top * 0.134" flat steel plate
Support Post * Ø 2-3/8" x 0.154" wall steel pipe



MC415-FT-MF (HUNTER)
(FEATURES KEYED LOCK)

MC402-FT-MF (HUNTER)

MC103-72-MF (RAVEN)

MC101-72-MF (HUSKER)
SHOWN WITH OPTIONAL PLAQUE

OPTIONAL 3" X 9"
PLAQUE. SIMILAR
PLAQUES AVAILABLE
FOR MANY BRP
PRODUCTS.



MC101-72-MF (RAVEN)

MANCHESTER

The design appeal of vertical seating is a simplicity of form and function. An expression of traditional artistry that can be fully customized. The cast iron ends of the Manchester™ or any other BRP seating can include custom lettering, logos and/or custom emblems.



LL-02-PF (RAVEN)



MC402-FT-PF (RAVEN)
40 GALLON CAPACITY



MC102-72-MF (EGGSHELL)

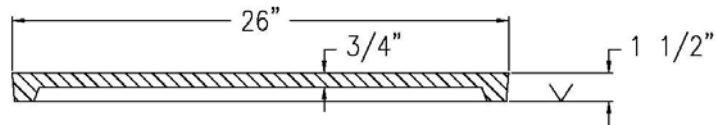








2 CONCEALED
PICKSLOTS



NOTE:

1. FURNISHED WITH MACHINED
HORIZONTAL BEARING SURFACE.

MATERIAL: CAST GRAY IRON ASTM A-48,
CLASS 35B

FINISH: NO PAINT

WEIGHT: COVER 120 LBS.

CAD DWG. REF: 1156-LOWELL\AYER: ALL\SCALE: .125



Deeter Foundry, Inc.

5945 NORTH 70th STREET
LINCOLN, NEBRASKA 68529

1156

MANHOLE COVER

Date: 27 JULY 06

Drawn by: KRH

Scale: 1/8

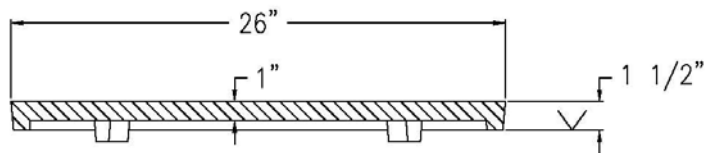
DRAWING NO. 1156-LOWELL

Revised by:

Date:



(2) CONCEALED
PICKS




NOTE:

1. FURNISHED WITH MACHINED
HORIZONTAL BEARING SURFACES.

MATERIAL: CAST GRAY IRON ASTM A-48, CLASS 35B
FINISH: NO PAINT
WEIGHT: 145 LBS.

CAD DWG. REF: 1217-lowell\layer: ALL\scale: .125

	Deeter Foundry, Inc.		
	5945 NORTH 70th STREET LINCOLN, NEBRASKA 68529		
# 1217		COVER	
Date: 27 JULY 06	Drawn by: KRH	Scale: 1/8	
DRAWING NO. 1217-lowell	Approved by:	Date:	

DOWNTOWN DEVELOPMENT (DT) ZONING DISTRICT
City of Lowell, Arkansas

Draft (for review and comment only)

Revised for August 21-22, 2006 public meetings

Exhibit “K”

Illustrations

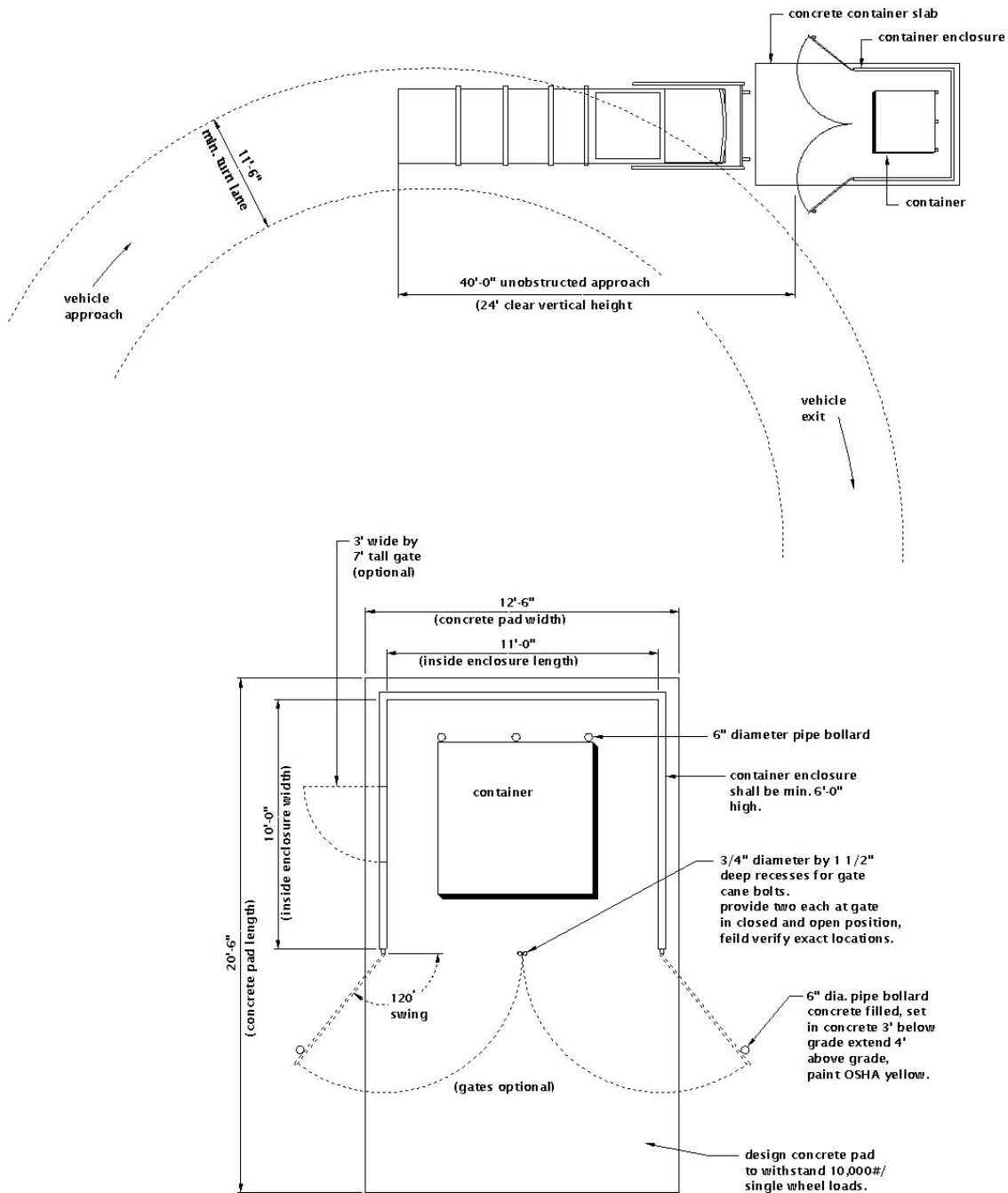


Illustration 1
Trash Receptacle/Dumpster Enclosures and Approach Paving

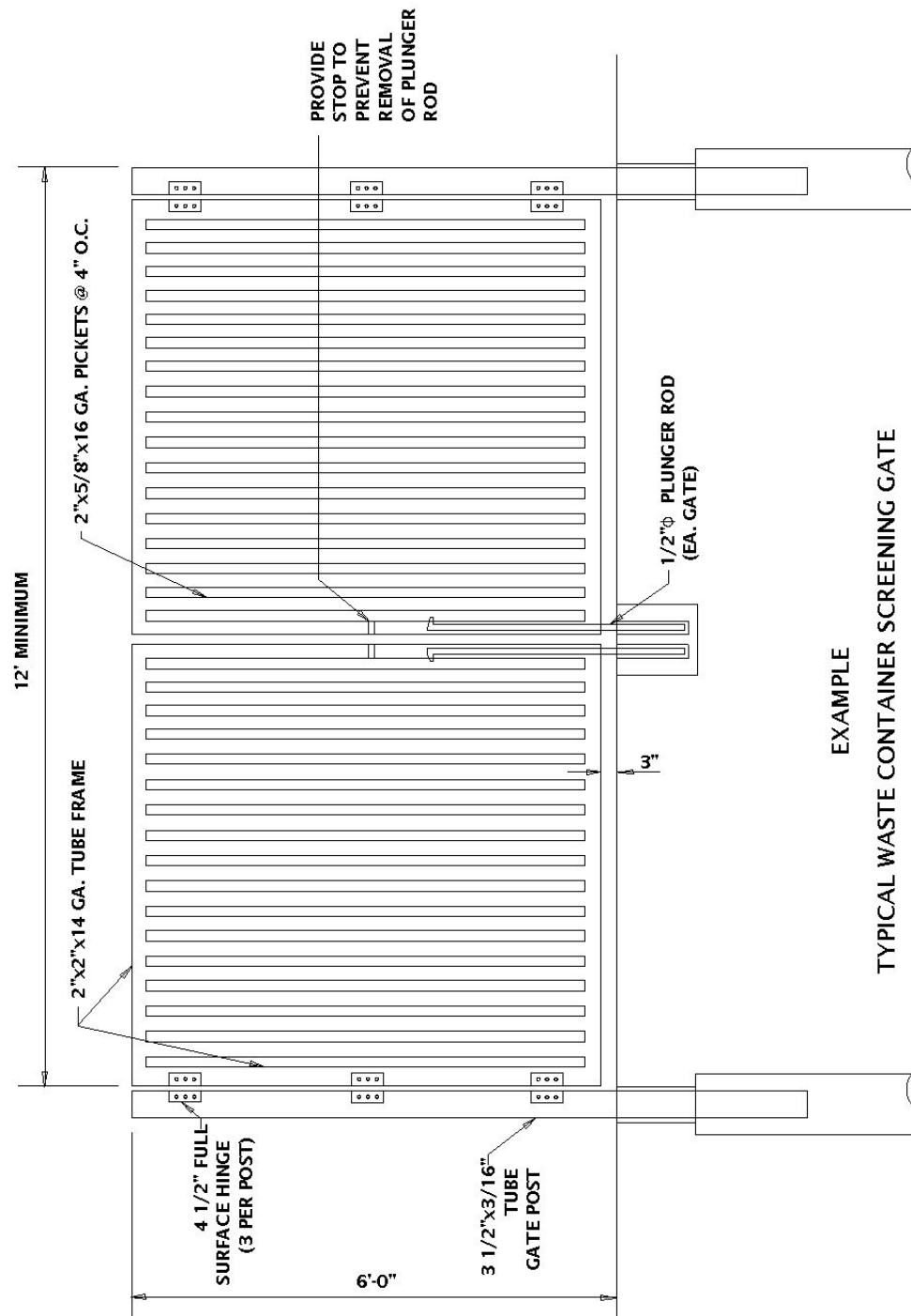
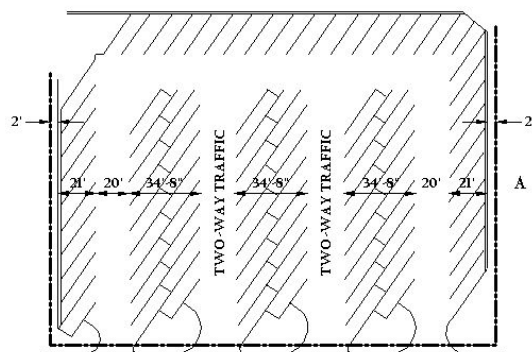
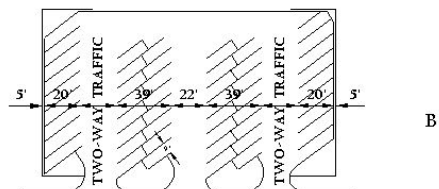


Illustration 1, continued
Trash Receptacle/Dumpster Enclosures and Approach Paving

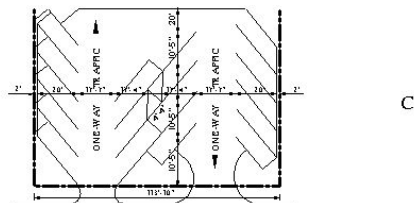


60 Degree Layout with Two-Way Traffic

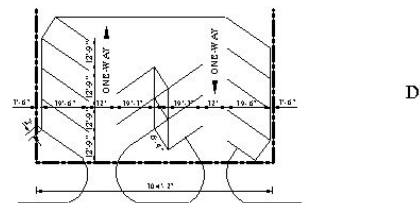


Example

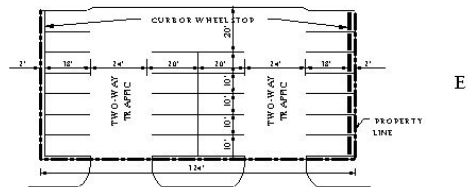
45 Degree Layout with Two-Way Traffic



60 Degree Layout with One-Way Traffic



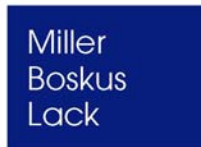
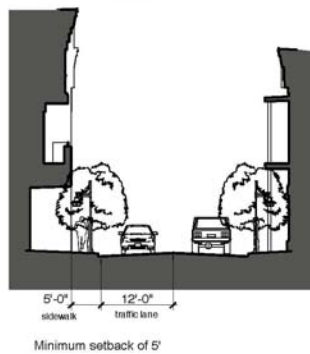
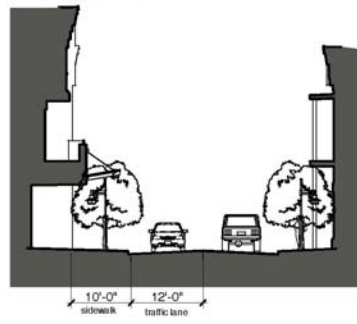
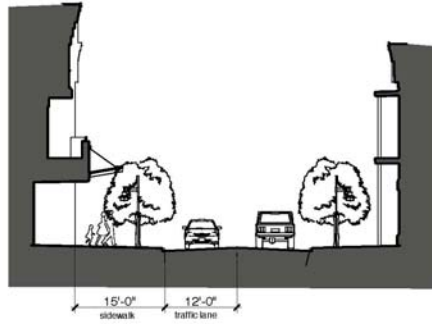
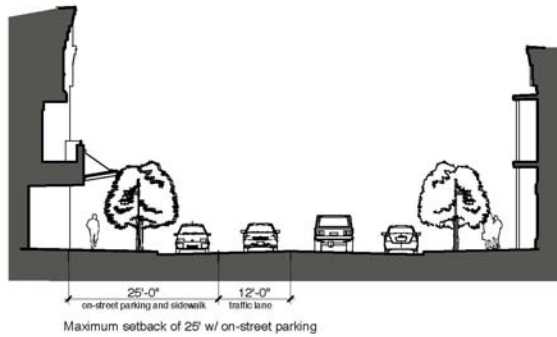
45 Degree Layout with One-Way Traffic



90 Degree Layout

Illustration 2

Parking Lot Layout Specifications



5400 Greathouse Springs Road
Springdale, Arkansas 72762
479.443.7121 FAX 479.443.7139
e-mail: info@mbi-arch.com
www.mbi-arch.com

Architects, P.A.

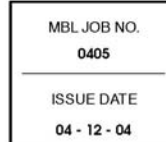
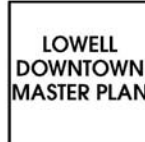


Illustration 3 Street Design Cross-Sections